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**Washtenaw-Hill Historic District, Phase III**

**Ann Arbor, Michigan**

**Historic District Study Committee  
Final Report  
February 2003**

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# Washtenaw-Hill Historic District, Phase III

## Introduction

The proposed Phase III of the Washtenaw-Hill Historic District is an outgrowth of two earlier processes that culminated in the designation of the current Washtenaw-Hill Historic District. Phases I and II were passed by City Council in 1980 and 1986. Justification and designation of historic districts in Ann Arbor has become an important facet of the city's cultural heritage. The Ann Arbor Historic District Commission was established by City Council in 1971, following the adoption in 1970 of Michigan Public Act 169. This act is the state's enabling legislation providing for the establishment of historic district commissions by local governments. The Ann Arbor Historic District Commission's duties and responsibilities are defined in Chapter 103 of the City Code. As described in this code, the purpose of historic preservation in Ann Arbor is to: "safeguard the heritage of the city by preserving historic districts as well as individual buildings, structures, sites and objects within the districts of the city which reflect elements of the city's cultural, social, economic, political or architectural history." The Ann Arbor Historic District Commission is the tool by which these are achieved.

In 1999, the Study Committee was revived and additional members were appointed. This committee reviewed the study area as last outlined and again revised the potential boundaries of the study area to more clearly focus on the important Washtenaw and Hill corridors. The proposed boundaries of Phase III now encompasses 167 structures and nine vacant lots, for a total of 176 parcels.—The proposed district now stretches along Hill Street from Oakland to Berkshire; Washtenaw from South University to Devonshire; Olivia and Lincoln from Hill to Cambridge; and Cambridge from Wellington Court to Hill (approximately; see map in appendix B). The desire to focus on the entry corridors determined the proposed boundaries.

The area encompassed in Phase III reflects a crucial era in the growth of the city, and its importance to the city's heritage should be recognized. This area, south and east of the University of Michigan's Central Campus, is linked to the university by providing a primary residential zone for university students, faculty and staff. The history and character of this area is reflected in the structures themselves. Most of the sororities and fraternities associated with the university are housed in architecturally significant structures located in this district. The area is also significant for the number of houses associated with university faculty and administrators. These dwellings reflect the surge in growth of the university in the early part of the twentieth century. They also reflect the widespread use of popular early-twentieth-century architectural styles, including Tudor Revival, Colonial Revival, and Craftsman.

All these factors make Washtenaw-Hill unique among Ann Arbor's historic districts, and afford the area an important place in the city's heritage.

The members of the Washtenaw/Hill Historic District, Phase III, Study Committee are as follows: (For a complete description of each member's credentials, please see Appendix F.)

Susan Contratto  
Jan Fisher  
H. Mark Hildebrandt  
Carol Mull  
Peter K. Pleitner  
Emily Hopp Salvette  
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Karen Coulter  
L. Walter Helmreich  
James Jensen  
Louisa Pieper  
Ellen Ramsburgh, Chair  
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### **General Description**

Phase III of the Washtenaw-Hill Historic District proposes to expand the current boundaries of the district primarily to the east, west, and southeast (map: appendix B). This area includes fraternity and sorority houses, single-family and multi-family dwellings, and churches. It is unique among Ann Arbor's fourteen historic districts in that it is primarily an area of twentieth-century development. This is quite unlike the other districts, which reflect Ann Arbor's earlier history, both in terms of residential settlement and commercial growth. Although there are nineteenth-century elements in the Washtenaw-Hill area, it is not this early history that is represented in the current landscape. Rather, this district is a product of the explosion of growth in residential development experienced by the city between 1890-1930. At the turn of the twenty-first century, the Washtenaw-Hill area reflects early twentieth-century building practices that define much of America today.

Washtenaw Avenue provides the axis for the proposed district as the primary entry corridor into Ann Arbor. Beginning at the intersection of Devonshire and Washtenaw, the streetscape is characterized by imposing single-family homes, churches, and Greek chapter houses on large, wooded lots. Setbacks are generally deep with mature trees and plantings. The topography is generally flat except for a long slope as Washtenaw approaches its intersection with Hill. The proposed district ends with the grand fraternity houses at South University Street where the beginning of a commercial area and university buildings begin to alter the character of the streetscape.

The intersection of Washtenaw Avenue and Hill Street may be considered the center or heart of the proposed district. The wooded triangular lot at the northwest corner, referred to as J. D. Baldwin's Picnic Grove, defines the intersection. An island at the tip of this triangle forms George Washington Park, which houses a local landmark, "The Rock," a huge boulder (continuously covered with graffiti) that commemorates the 200<sup>th</sup> birthday of George Washington. From this point the district spreads north and south along Washtenaw Avenue and east and west along Hill Street, including the adjacent streets of Cambridge, Oxford, Baldwin, Lincoln, and Olivia.



The northwestern boundary of the proposed district is defined by the University of Michigan Central Campus along Hill Street, the east-west corridor that separates the campus area from a large residential area. Fraternity and sorority houses and churches provide a dramatic streetscape along Hill. Many houses have been converted into student apartments, though they began as single-family dwellings. As Hill Street continues east of Washtenaw, it curves and rises to its peak at Berkshire, where the proposed district ends. The Hill Street streetscape east of Washtenaw is also comprised of Greek chapter houses mixed with substantial single-family homes.

South of Hill Street, the proposed district follows Olivia Street to Cambridge, turning east and continuing along Cambridge, parallel to Hill Street, as it curves and crosses Washtenaw. The terrain is generally flat and the streets follow a grid pattern, except for Cambridge, which follows the course of an old creek bed. This area was platted in 1891 as Olivia B. Hall's Addition. The area features single-family dwellings that complement each other in massing, style, and materials, as well as several large fraternity houses. Included in this area are the 900 blocks of Olivia, Lincoln, and Baldwin streets. At the intersection of Cambridge and Washtenaw, Douglas Park forms a large, grassy triangle bounded by Cambridge, Baldwin, and Washtenaw.

As Cambridge crosses Washtenaw Avenue, the area becomes hilly, and the street curves east and north to end at Hill Street. This section of the area contains large single-family dwellings on substantial wooded lots. Oxford Road is included in the curve of Cambridge and features imposing fraternity houses along its streetscape. Several original plats are contained in this area, Millen's Second Addition of 1871, Hall's Subdivision of 1891, and Hall's Second Addition of 1896.

Washtenaw-Hill, Phase III contains 167 primary structures, including those in the previously designated district, most of which are either single-family dwellings or multiple residential units. The latter includes fraternities, sororities and cooperative houses, as well as apartment buildings. More than 110 (65%) of the structures were built between 1900 and 1930, 83 (48%) of which fall between 1910-1930. (Appendix A shows a complete list of the Washtenaw-Hill buildings by address, with date of construction, architectural style, category of significance, name and occupation of first occupant.) There are also nine vacant lots and two city parks included.

For study purposes only, all structures in the Washtenaw-Hill area were studied and divided into three categories, defined as follows:

- 1) Significant - a structure which contributes to the unique character of the district; which retains basic architectural design, materials, and workmanship; and/or which is associated with important persons or events, or is the work of a noted architect.
- 2) Complementary - structures which contribute to the overall historic character of the district by providing the essential appropriate setting. Individually these structures may not be significant, but they are consistent and harmonious with others in their streetscape in terms of age, materials, scale, mass and repetition of architectural details.

- 3) Non-contributing - structures which contain a much lesser degree of architecturally defining features, or have been altered so that their historic architectural integrity has been lessened or lost; structures which do not contribute to the district in any way.

Most significant buildings have been classified as such due to architectural merit. These structures are generally easy to recognize by their size, style, shape, and use of materials. There are 105 (62%) such examples in Washtenaw-Hill. These include the large fraternities and sororities on Washtenaw Avenue and Hill Street, as well as noteworthy homes along Cambridge, Hill, and Washtenaw. Although these architecturally significant buildings are more noticeable, the importance of the complementary buildings cannot be understated. These often smaller, vernacular buildings help define the era of the neighborhood and provide the cohesive binding. Some areas are defined primarily by this type of structure, which when paired with significant properties, gives the neighborhood its unique and charming character. Together, the significant and complementary structures are classified as the contributing resources in the district.

The architectural styles in which the Washtenaw-Hill structures are expressed also reflect, in dramatic visual fashion, the time period in which they were constructed. Over 125 (75%) of these structures were built in styles whose popularity peaked between 1900-1930. These include the Colonial Revivals (both Dutch and Georgian), Classical Revival, Spanish Mission, Prairie, Craftsman, and the wildly popular Tudor Revival. An important characteristic of Washtenaw-Hill is that its valued resources are not limited to the built environment. The landscape and vegetation also possess and add intrinsic value to the district that requires that they be noted, described and protected. One of the richest resources in Washtenaw-Hill is its abundance of old growth trees. Always an important part of Ann Arbor, trees have become crucial defining elements for most of the neighborhoods in Washtenaw-Hill. Indeed, there is hardly a block in Washtenaw-Hill in which natural vegetation, particularly old growth trees, is not a marked part of its character. Other natural elements along Washtenaw Avenue are the two manmade parks-- George Washington Park, a small triangle at the northeast corner of Hill and Washtenaw, and Douglas Park, situated on a larger triangle of open space at the convergence of Washtenaw, Cambridge and Baldwin. These parks provide a strong visual reference along the Washtenaw corridor.

### **Methodology**

In 1978 a study committee appointed by the mayor and City Council began to survey and document the historic and architectural significance of properties in the Washtenaw-Hill area. Phases I and II of the Washtenaw-Hill Historic District are the result of this work (see Appendix D, Copy of Phase I/II reports. In 1995 Julie Truettner used the study committee's initial survey of this area as a basis of her thesis for a Master's Degree in Historic Preservation from Eastern Michigan University. Her extensive research of each property provided the present Washtenaw-Hill Study Committee with the foundation of this report (Appendix C, Detailed description of each structure).



Ms. Truettner began her research with a field survey of the properties in the area. She identified each building by address and made notes of its architectural characteristics. She then researched early city directories and other sources for first dates of properties, as well as first occupants and their occupations. In researching the University of Michigan connection to the growth of this area, Ms. Truettner used the *Michigan Alumnus*, and proceedings of the Board of Regents as sources. *Michigan Ensign*, the annual yearbook for students, was used for verification of fraternity and sorority houses. In addition to archival research, she sent survey forms to the owners of properties previously identified as significant with an accompanying letter explaining the nature of her project, to see what they might know regarding the history of their houses. Responses included phone calls, letters, and pamphlets in addition to the completed survey forms.

Slide photographs of all the properties in the proposed district have been made. In addition, black and white photographs were taken of a number of properties in 1987 and 1988, and color photographs were made in 1992 and 1995. The best available photograph was selected for use in Appendix C.

### **History and Significance**

Chapter 103 of the City Code addresses the duties and purposes of the Historic District Commission, and is generally referred to as the *Ann Arbor Register of Historic Places*. The significance of structures in a proposed historic district, as well as the significance of that district to the history of the city, must be described in terms of the factors as set forth here. Ten different criteria for consideration of significance are outlined in Section 8:408(c) of Chapter 103. At least four of these criteria are embodied in the built environment of Washtenaw-Hill, and are described as follows:

- 1) Criterion A - Significant to the development of the community, its culture and heritage;
- 2) Criterion C - Identification with persons who significantly contributed to the development of the community;
- 3) Criterion D - Embodiment of distinguishing characteristics of an architectural style valuable for the study of the period; and
- 4) Criterion E - Identification with the work of a master builder, designer or architect.

As required for historic designation, the significance of Washtenaw-Hill, Phase III, will be discussed in terms of these criteria. The growth of this area, as reflected by the nature of its structures, is primarily linked to the early twentieth century, as has been noted. However, some of the area's earlier history is still evident in many of the buildings. Although less than 5% of the houses existing today were built before 1890, and 20% were built 1890-1899, they nevertheless add to the understanding of the development of this area, and add a depth and richness to its fabric. The above criteria cannot alone provide the impetus necessary for designation. Rather, the process of designation requires that a property also maintain "sufficient integrity of location, design, materials, and workmanship to make [them] worthy of preservation and restoration." The pervasiveness of the architectural forms found in

Washtenaw-Hill give the area its cohesiveness and today continue to provide the integrity necessary for the understanding of its significance.

Within this area less than 8% of the buildings were constructed after 1940. Many of these newer structures and additions to existing buildings add to the integrity of the historic neighborhoods through their use of compatible materials and designs. Integrity of site is crucial for historic district designation, and it is this designation that is crucial for maintaining the historic integrity of these neighborhoods.

*Entry Corridors, Early Twentieth Century Growth of Ann Arbor, and the University of Michigan Connection*

Criteria A and C address the significance of a historic district to the development of the community. Of prime consideration is that Washtenaw Avenue and Hill Street comprise two of the major arteries into and through Ann Arbor. Being the means by which many persons first come to view the city, these streetscapes provide profound visual references by which much of the city may be judged by its visitors. These streets also define the southern boundary between the University of Michigan's Central Campus and the surrounding residential neighborhoods. The areas encompassed by Washtenaw-Hill reflect an extremely important period in the growth of this community. This was the period between 1890-1930 when the University of Michigan experienced an explosion in growth, which directly impacted the areas east and south of the Central Campus, now known as the Washtenaw-Hill district. Research has revealed the strong ties this area had to the university's growth during the early twentieth century. In 1890, the Ann Arbor Electric Railway built a streetcar line from the Michigan Central Depot to Main Street, up William Street, and around the campus area via State Street, Monroe, East University, Hill, Washtenaw and North University. The trolleys ran until 1924 and undoubtedly influenced the development of the residential area of Washtenaw-Hill.

The small percentage of post-1940 structures in Washtenaw-Hill reflects the fact that most residential development in Ann Arbor after 1950 has taken place in other areas of the city. Washtenaw-Hill has been widely preserved as an early-twentieth-century area. It is true, however, that the functions of many of the buildings nearest to campus have changed over the years. Many houses originally constructed for single families have since been remodeled to accommodate separate rooms or apartments for students. Although it is not the intent of a historic district to stop or reverse this trend, it is a primary function to preserve the historic exteriors and settings of the buildings, even while changes may be made to the interior.

Research revealed the extent of the ties between the growth of the university and the growth of development of the areas within Washtenaw-Hill. More than 45% of the homes in this area were built for University of Michigan faculty, administrators and staff. If the large number of fraternities and sororities in this area are added, the total number of buildings associated with the university's growth is almost 60%. A look at the university's development during this boom period aids the understanding of why the area within Washtenaw-Hill was so heavily built up in the early twentieth century. The importance of the university's presence to the successful growth of Ann Arbor need only be recognized to acknowledge that the residential



areas associated with that university have an equal significance to the city. The university and the persons who came to work, teach and study here define much of the culture and local heritage.

In 1871 the University of Michigan was already one of the largest universities in the United States with 35 faculty members and an enrollment of 1,207. By 1909, the faculty numbered nearly 400 and student enrollment was over 5,300. More telling of the university's growth during this period is that the university went from a campus of nine buildings to one of fifty-four buildings. This trend continued to 1919, when enrollment climbed to over 9,000 and faculty numbered over 600. Due to large state appropriations in 1921 and 1923, construction of many new campus buildings was begun. Enrollment ballooned to over 12,000, a number which also reflected the end of World War I and the return of students to campus. By 1929, there were nearly 14,000 students and 3,000 university employees, including almost 800 faculty members. The effect of this growth of the university on the city was dramatic. Housing for students, faculty and staff became a crucial concern, and one that impacted most profoundly the development of the area now described as Washtenaw-Hill.

That the majority of these properties are associated with University of Michigan persons and related functions adds to the general significance of this district, when described in terms of the connection between the growth of the university and that of Washtenaw-Hill. However, many of these properties achieve a special significance due to their association with specific persons who may be considered to be vital to the university's growth. It is no coincidence that many of these properties also achieve significance due solely to their architectural merit. Among the properties classified as significant, we find the homes associated at one time with university deans, department chairs, and others considered to be important contributors to the university's history. This association alone can endow a property with historic significance, regardless of whether or not it is considered a building to have architectural merit.

A look at some of these important University of Michigan persons will demonstrate how their homes meet significance through criterion C, which identifies buildings associated with persons who contributed significantly to the development of their community. In this instance, community is taken to mean both their residential neighborhood, as well as the academic community of the university. Several men who became deans of university colleges had their homes in Washtenaw-Hill, as did many who became department chairmen. (Historical notes on these and other important persons can be found in Appendix A under their house address, as well as in Appendix C.) Some may be mentioned here as having played important roles in the growth of their departments, schools or colleges. Many names are easily recognized, as university buildings were later named for them. Dean of the Law School, Henry Bates, built his home at 1921 Cambridge. Other University of Michigan professors who were made dean while in their Washtenaw-Hill home or later, include George G. Brown, Dean of the College of Engineering (1910 Hill); Julius Schlotterbeck, Dean of Pharmacy (1907 Washtenaw); Neville Hoff, Dean of the College of Dental Surgery (1905 Cambridge); Karl E. Guthe, Dean of the Graduate Department [later, the Graduate School] (1930 Cambridge); Clarence Yoakum, Dean of the Graduate School (2017 Hill); and Joseph Bursley, first Dean of Students (2107

Hill). 2031 Hill was home to two deans - in 1921, Hugh Cabot, Dean of the Medical School; and in 1931, Samuel T. Dana, Dean of the School of Forestry and Conservation.

Many departmental chairmen are represented by homes in Washtenaw-Hill. These include Louis Strauss, English (1601 Cambridge); Max Winkler, German (1520 Cambridge); T. H. Hildebrandt, Mathematics (1930 Cambridge); Thomas Trueblood, Speech (1024 Hill); Malcolm Soule, Bacteriology (2110 Hill); David M. Cowie, Pediatrics (1617 Cambridge); and Moses Gomberg, Chemistry (725 Oxford). Other persons whose contributions to University of Michigan's history are considered quite important include University Secretary and noted historian Wilfred Shaw (2026 Hill); Jacob Reighard, Director of the Zoological Museum (1502 Cambridge); Edson Sunderland, Director of Legal Research Institute and Supervising Manager of the Board in Control of Student Publications (1510 Cambridge); J. Playfair McMurrich, Director of the Anatomical Lab (1701 Hill); and Albert Stanley, Director of the Musical Society, Choral Union and School of Music ( 700 and 810 Oxford).

It is through the presence of university personalities such as these, and many more, that the neighborhoods of Washtenaw/Hill gain a marked level of significance. However, several important Ann Arborites not connected with the university also made their homes in this district and add to its significance. Notable among these Ann Arbor persons are Charles Andrews, Chief of the Fire Department (912 Baldwin); and Otto Haisley, Superintendent of Schools (616 Oswego).

### Fraternities & Sororities

Closely linked to the University of Michigan's growth are the number of fraternities and sororities associated with it. In the university's earlier years, these fraternities and sororities were more likely to be found located along the South State Street area. However, in the late 1890s and especially into the 1920s, the trend for establishing fraternity and sorority houses along the Washtenaw and Hill corridors greatly changed the distribution of these organizations relative to campus. Many significant structures in Washtenaw-Hill were built for fraternities and sororities, and others that began as single-family homes were later purchased by fraternities and sororities. The growth of student enrollment in the early twentieth century led to continued problems of housing. Many of the houses in Washtenaw-Hill are tied to this need for student housing. One form that this took was in the building of new and often larger fraternity and sorority houses. These organizations have been an integral part of university life since 1845, when the first two fraternities were chartered at the University of Michigan. In 1879, the first sorority appeared. The number of fraternities and sororities steadily increased and experienced their greatest growth in the 1920s.

What is significant about this growth in the number of fraternities and sororities is that the majority of these organizations were housed in structures in the Washtenaw-Hill area by the 1920s. Many had built their own houses, of which 24 out of 30 (80%) in Phase III are considered significant structures. Other fraternities and sororities rented or purchased houses previously occupied by families. The significant fraternity and sorority houses in Washtenaw-Hill have an important influence on many of the streetscapes in the district, especially on



Washtenaw, Hill, and Oxford. Today, 10 of 15 sororities with houses are located in Washtenaw-Hill, as are 20 out of the 27 fraternities with houses.

### Architectural Styles & Merit

Washtenaw-Hill, Phase III, also gains significance through criterion D, which describes how the architectural styles present in a district reflect the period in which the area was developed and provide a tangible link to that time. A survey of house styles represented in Washtenaw-Hill dramatically illustrates how much this area is truly a collection of twentieth-century neighborhoods. The majority of the structures were built in the styles popular between 1900 and 1930. These styles help define the neighborhoods. In this district certain styles are found to be more popular than others, for example the large number of Colonial Revival houses versus the scarcity of those in the Prairie style. Yet the representative styles speak clearly of their twentieth-century roots. Certain architectural styles were also found to best express particular building usages. In Washtenaw-Hill the Tudor Revival and Colonial Revival styles were found to be particularly suited for fraternities and sororities. In addition, the Gothic Revival, sometimes called Collegiate Gothic, was preferred for churches and school buildings.

Among single-family dwellings, the Tudor Revival was an especially popular choice, as were the Colonial Revivals, including Georgian and Dutch. The more modest homes often found expression in the Craftsman and Bungalow styles, although vernacular or "dressed-down" versions of the Colonial Revivals were also widely built. It should be noted that although many of the buildings in Washtenaw-Hill attain significance for other reasons, most of those classified as significant were done so due to architectural merit. Fine examples of the most popular styles can be mentioned here.

The most widely used style in Washtenaw-Hill was Tudor Revival. Not confined to stately dwellings, characteristics of this style can be found incorporated in even the most modest houses. Popular in this country from 1890-1940, this style reached its peak between 1920-1935, especially in the Midwest. At least 35 examples are found in Washtenaw-Hill. Outstanding ones can be seen at 1000 Hill, 1012 Hill, 1415 Cambridge, 2122 Hill, and 707 Oxford. The "rolled down" roof of the house at 1817 Washtenaw mimics a thatch roof in what may be called a Cotswold adaptation of Tudor. Another style widely expressed in Washtenaw-Hill is the Colonial Revival style, which was especially popular between 1900-1930. These Colonial Revival styles, including Dutch and Georgian, are found expressed in nearly one-fourth of the houses in Washtenaw/Hill. Some fine examples of the Colonial Revival are at 1205 Hill, 1437 Washtenaw, and the quadruplex at 1118-1124 Hill, an especially fine example in a multiple dwelling format. Dutch Revivals are located at 1919 Wayne and 1024 Hill, with beautiful Georgians at 2101 and 2110 Hill, 1520 and 1710 Cambridge.

The Craftsman style and its associated Bungalow style were also quite popular during this time, especially between 1905-1920. Both styles found widespread use in smaller, modest homes, although the Craftsman style was also quite suitable for large dwellings. Notable examples of the Craftsman style can be found at 2030 Hill, 4 Fair Oaks, and the striking twin houses at 1930 and 1942 Cambridge. In many ways the Prairie style, popular between 1900-

1920 and considered the most organic of styles, reflects characteristics of the Arts and Crafts movement. This is especially true of houses expressed in a more cube-like or rectangular form with a low or almost flat roof. However, most houses classified as Prairie are done so due to their association with an architectural style developed by Frank Lloyd Wright. Emphasizing the horizontal, these low buildings use wide overhanging eaves to make them appear to hug the earth. The Prairie style was not common in Ann Arbor, and those buildings which reflect this form are each notable examples, as well as often being designed by noted architects. A fine Prairie example in this district is the large former fraternity house at 1443 Washtenaw.

Other styles reflective of the early twentieth century are also found in Washtenaw-Hill, but not in the large numbers as are the Colonial Revivals, Tudor or Craftsman. Yet all these styles add to the ambiance of the neighborhoods and give to most of them clear proof of their twentieth-century origins. Some of the other styles can be found expressed in significant buildings in Washtenaw-Hill. A fine example of the French Eclectic is at 715 Hill; and of the Spanish Mission or Spanish Eclectic at 1606 and 1921 Cambridge.

There are still among the Washtenaw-Hill buildings many that hark back to the earlier days of the district's development. An especially popular style reflective of the period between 1890 and 1910 is Queen Anne. Although rarely expressed here in "high style" form, it was widely used in more vernacular adaptations. Generally noted for its asymmetrical massing, multiple gables and use of decorative patterned shingles, often these buildings also sported towers and bay windows. Roughly a dozen examples of the Queen Anne style are found in Washtenaw-Hill, and among the significant buildings, fine ones can be seen at 1408 Washtenaw, 911 and 934 Olivia. The Shingle style was another popular turn-of-the-century mode, and although not widely used in Washtenaw-Hill, interesting examples can be found at 810 Oxford, 1722 Cambridge, and 2026 Hill.

This brief look at architectural styles found in Washtenaw-Hill serves to identify how the physical aspects of the district define its period in history. The collection of notable early-twentieth-century buildings combined with dozens of vernacular structures, clearly speaks of the place that this area holds in the city's history, and as such are a visual reminder of that piece of the city's heritage.

### Noted Architects

The area encompassed by Washtenaw-Hill, Phase III, contains many examples of buildings designed by noted architects. This makes Washtenaw-Hill unique among Ann Arbor's historic districts, in that architect-designed homes did not begin to appear in large numbers until well after the turn of the twentieth century. This association of many houses with master architects endows Washtenaw-Hill with yet another level of significance, identified earlier as criterion E.

The designs of at least six architects considered significant to Ann Arbor or Michigan can be found in Washtenaw-Hill. One architect whose works are embodied in this district was a man who attained international renown--Albert Kahn of Detroit. A practicing architect from 1884 to 1942, Kahn became famous for his industrial and commercial designs. Especially noted for



his revolutionary work in automobile assembly plants, Kahn also designed many residences. In Ann Arbor, Kahn is best known for the many landmark buildings he designed at the University of Michigan. Within Washtenaw-Hill, at least six Kahn-designed houses have been identified. These include the Psi Upsilon fraternity house at 1000 Hill, an exquisite example of Tudor Revival. Other Kahn-designed houses are at 1601 Cambridge, 1331 & 2101 Hill, 1555 & 1501 Washtenaw.

Samuel M. Stanton was an architect of high repute at the local level. Practicing in Ann Arbor for forty years from the turn of the twentieth century, Stanton was responsible for innumerable buildings of note in Ann Arbor, including the university's Homeopathic Hospital in 1900 (now known as North Hall). Six houses of Stanton's design are known in Washtenaw-Hill, and many others are perhaps yet to be identified. Stanton's houses are at 1710 Cambridge, 1705 Washtenaw, 810 Oxford, 1705 Hill, 800 Oxford, and 1850 Washtenaw.

Another architect well known to Ann Arborites was Irving Pond. Natives of the city, Irving and his brother Allen established an architectural firm in Chicago. Pond and Pond Architects gained local fame for their designs of the Michigan Union (1919), the Michigan League (1929), and the Student Publications Building (1932). At least three houses in Washtenaw-Hill are known to be of Irving Pond's design. These are 1410, 1416-1420 and 1701 Hill.

Joseph J. A. Rousseau (who went by Albert J.) was a professor of architecture at the University of Michigan from 1915 until his untimely death in 1931, and was also a practicing architect, who was responsible for the designs of several landmark buildings in Ann Arbor. These included the Masonic Temple (1926; demolished 1975), the Anberay Apartments (1923), and St. Mary's Student Chapel (1925), all unusual examples of the Art Deco style, which he designed with fellow architecture professor George McConkey. In Washtenaw-Hill, Rousseau was the architect for the Phi Kappa Sigma fraternity house at 1443 Washtenaw (1924, now called the Trotter House).

Emil Lorch led the architecture program from 1906 to 1937 as professor, director, and dean. Lorch designed at least four houses in the proposed Washtenaw-Hill expansion: 1930 and 1942 Cambridge, 725 Oxford, and 1910 Hill. Lorch Hall on the University of Michigan's central campus is named for him.

The works of other well-known local architects can also be found in Washtenaw-Hill, such as George McConkey, George Scott and George Brigham. The architects mentioned above may be considered to have had a substantial impact on the built environment of Washtenaw-Hill, and contribute much to the significance of this district. Many of the works of these men can stand on their own merits, but when brought together within the boundaries of this historic district, they imbue it with another level of significance and add to the depth of the cultural heritage found in Washtenaw-Hill.

## **General Description of Historic District Boundaries**

(see draft ordinance in Appendix E, section 6:2)

The proposed Washtenaw-Hill Historic district shall include

- all properties on both sides of Hill Street from the four corners of Hill and Oakland to Tappan Street, continuing on the south side of Hill to Church; all properties on both sides of Hill from Church Street to Berkshire Road, excluding Oxford University Housing and Ruthven Place, and the southwest corner of Hill and Berkshire;
- all properties on both sides of Olivia, Lincoln, and Baldwin between Hill and Cambridge, on both sides of Oxford; and both sides of Cambridge between Olivia and Hill;
- all properties on both sides of Washtenaw Avenue from South University (including 1345 and 1351 Washtenaw Avenue) to Devonshire Road, excluding the building on the southwest corner of Washtenaw and Austin.

The intent of these boundaries is to include only those properties that have a direct visual impact on the two main arteries as well as on Cambridge Road and the short blocks between. The only exclusions are either large blocks of university buildings (most of which are fairly recent) and the small 1950 subdivision of Ruthven Place. One non-contributing modern house at the east end of the Hill Street corridor has also been excluded.

## **Preservation Standards**

The preservation standards for the Washtenaw-Hill Historic District shall be as follows:

Any proposal to demolish or move a structure will require Historic District Commission approval (see Chapter 103, §8:409). Any changes to the exterior appearance of a structure that may be visible from a public right-of-way (8:409), excluding alleys, shall be reviewed using the Secretary of Interior's Standards for Rehabilitation (1995) and the documentation found in Appendix C as guidelines. Specific Preservation standards for Washtenaw-Hill may be found in the ordinance for the district, number 6:2, and the Secretary of Interior's Standards for Rehabilitation are located in Appendix E.

## **Conclusion**

Washtenaw-Hill, Phase III, demonstrates historic significance on many levels. Unlike the other designated historic districts in Ann Arbor, Washtenaw-Hill reflects the growth of the city in the early part of the twentieth century. Its important link to the growth of the University of Michigan during this period is also evident. The period of its development is embodied in the built environment, through the architectural styles used. The high instance of architecturally significant structures also contributes to the significance of the district, as do the complementary buildings, which provide the cohesiveness so visible in the neighborhood.



Washtenaw-Hill also demonstrates significance by the association of many of its structures to persons considered important to the history of the community, especially the university community. In addition, the number of houses designed by noted architects that are found within this district, add further to its historic significance. All of these factors or criteria of significance show that Washtenaw-Hill, Phase III, is more than the sum of its physical parts. Architecture alone is not necessarily the only gauge of significance. The people associated with the structures, as well as the district's place in the city's history, serve to define what makes Washtenaw-Hill, Phase III, an area worthy of designation and preservation.

The Study Committee finds that the Washtenaw-Hill Historic District, Phase III, is significant under three of the four criteria as described by the U.S. Secretary of the Interior necessary for listing on the National Register of Historic Places. In addition to these criteria, the Study Committee finds that the Washtenaw-Hill Historic District, Phase III, and its historic resources have sufficient integrity of location, design, materials, and workmanship to make the district and its resources worthy of preservation. The National Register criteria under which Washtenaw-Hill Historic District, Phase III, is significant are as follows:

1. Criterion A - properties that are associated with events that have made a significant contribution to the broad patterns of our history.
  - \* *Washtenaw/Hill is associated with certain events and trends significant to the development of the community, its culture and heritage (areas of significance - social history, settlement, transportation, education).* Washtenaw Avenue and Hill Street are two of the major entry corridors into and through Ann Arbor; the area embodies the explosion in growth of the university and the city in the early twentieth century; and the area is reflective of the city's close association with the University of Michigan, as well as the social importance of fraternities & sororities.
2. Criterion B - properties that are associated with the lives of persons significant in our past.
  - \* *Washtenaw/Hill is identified with persons who significantly contributed to the development of the community (areas of significance - social history, education).* Many homes in Washtenaw/Hill are associated with persons significant to the growth of the community, in particular the university community, and include deans, department chairs, and museum directors.
3. Criterion C - properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic value.
  - \* *The embodiment among the resources of distinguishing characteristics of an architectural style valuable for the study of the period (area of significance - architecture).* The predominance in Washtenaw/Hill of architectural styles popular in the early twentieth century speaks to their significance in terms of this particular period

in the city's history. The outstanding architecture of the many fraternities and sororities located in this area also add to its visual identity and significance.

- \* *The identification of many resources with the work of a master builder, designer or architect (area of significance - architecture).* The works of several noted architects are represented in large numbers in Washtenaw/Hill, and include Albert Kahn, Irving Pond, Samuel Stanton, Emil Lorch, and Albert Rousseau.

### **Recommendation**

The Study Committee recommends that the Ann Arbor City Council adopt an ordinance designating the Washtenaw-Hill Historic District, Phase III, as an Ann Arbor Historic District under the jurisdiction of the Ann Arbor Historic District Commission. The Study Committee further recommends that as Washtenaw-Hill, Phase III, is an expansion of a previously designated historic district, the ordinance so adopted will incorporate and supercede the ordinances, which had created the Washtenaw-Hill Historic District, Phase I (1980) and the Washtenaw-Hill Historic District, Phase II (1986). The Washtenaw-Hill Historic District, Phase III, shall include all the properties in the area delineated in the "Description of Historic District Boundaries" (above), and as listed by address (appendix A, and depicted on the map incorporated with this report in appendix B). [The Study Committee did not reach a unanimous decision; the vote was 11 for recommendation, 2 against.]



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S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1925	Austin	N	1950	Modern	Adda C. Sherwood	unknown
902	Baldwin	C	1899	Colonial Revival	James H. & Frances Brewster	Prof. Of Coveyancing
910-912	Baldwin	S	1928	Tudor Revival	In 910 - Samuel W. & Stella Trick In 912 - Charles J. & Alice R. Andrews	(no occupation given) Chief of Fire Department
920	Baldwin	C	1915	Georgian Revival	Charles Vernon	Major
924	Baldwin	C	1901	Tudor Revival	Aldred S. Warthin	Asst. Prof. Pathology
1323-1325	Cambridge	N	1951	Modern	Dorcas Stephenson & Alice L. Mikulich	Dorcas Stephenson - receptionist at UM; Alice Mikulich, clerk at Ford in Ypsi
1404	Cambridge	S	1911	Bungalow	Arthur W. Schurtz	Dentist
1412	Cambridge	C	1911	Vernacular	Harold P. Breitenbach	UM Instructor in Rhetoric
1415	Cambridge	S	1929	Tudor Revival	Alpha Tau Alpha	Fraternity
1420	Cambridge	N	1951	Modern	Myra C. Hornbuckle & Helen Moon	Myra Hornbuckle, widow of Ray; Helen Moon, worker UM
1425	Cambridge	C	1914	Vernacular	Arthur W. Schurz	Dentist
1430	Cambridge	S	1904	Dutch Colonial Rev	Eugene B. & Ella M. Hall	Builder & contractor
1435	Cambridge	C	1915	Dutch Colonial Rev	Wilbur R. Humphreys	Prof. English; Asst. Dean in 1920s
1502	Cambridge	S	1902	Vernacular Colonial Rev	Jacob E. & Katherine Reighard	Prof. Zoology & Director UM Zoological Museum
1503	Cambridge	S	1902	Georgian Revival	Daniel P. Zimmerman	McOmber & Zimmerman Loan Agents
1510	Cambridge	S	1915	Tudor Revival	Edson R. & Dell Sunderland	Prof. Law; Director Legal Research Institute; and Supervising Manager of Board in Control of Student Publications
1515	Cambridge	S	1923	Craftsman	Clyde & Maude E. Keppel	Salesman
1520	Cambridge	S	1912	Georgian Revival	Max & Clemence Winkler	Prof. German and Chair of the Dept. Germanic Languages & Literature
1601	Cambridge	S	1912	Craftsman	Louis A. & Elsa Strauss	Prof. English; and Chair of Dept. of English Language & Lit 1920s-1930s
1601-v	Cambridge	V		Vacant		Vacant interior lot (north of 1601 Cambridge) split off from 1530 Hill and sold to owner of 1601 Cambridge (parcel ID# 09-09-33-102-022).
1606	Cambridge	S	1909	Spanish Col. Mission	J. Karl & Clara I. Malcolin	Proprietor, Consumer's Clothing
1609	Cambridge	S	1924	Craftsman	Richard R. & Jessie B. Gedney	(no occupation given)
1609-v	Cambridge	V		Vacant		Vacant interior lot (north of 1609 Cambridge) split off from 1530 Hill and sold to owner of 1609 Cambridge (parcel ID# 09-09-33-102-023).
1617	Cambridge	S	1917	Craftsman	David Murray Cowie	Prof. Pediatrics & Chairman of Dept. Pediatrics
1619	Cambridge	S	1909	Craftsman	Charles J. & Katherine M. Tilden	Prof. Engineering Mechanics
1620	Cambridge	S	1906	Tudor Revival	Henry W. & Mabelle L. Douglas	Manager, Washtenaw Gas Co.
1706	Cambridge	S	1908	Vernacular Colonial Rev	William H. & Clara H. Wait	Assoc. Prof. Modern Languages
1710	Cambridge	S	1916	Georgian Revival	Clement W. & Alice T. Gill	C. W. Gill Lumber Co.
1722	Cambridge	S	1904	Shingle	Caroline Crocker	widow of Daniel
1817	Cambridge	S	1926	Colonial Revival	Alice C. Crocker	unknown (aunt of Alice Lloyd, Dean of Women)



S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1835	Cambridge	S	1913	Craftsman	Albion W. Hewlett	Prof. Internal Medicine & Director of Clinical Labs
1841	Cambridge	C	1924	Tudor Revival	Anna Burt	widow
1842	Cambridge	C	1939	Vernacular	Mrs. Mary H. Church	Fund Director UM; widow of George
1905	Cambridge	C	1913	Craftsman	Neville Hoff	Prof. Dentistry; Prof. Prosthetic Dentistry; Dean of College of Dental Surgery
1910	Cambridge	S	1914	Craftsman	Herbert S. & Elmie W. Mallory	Asst. Prof. Rhetoric & Journalism
1916	Cambridge	S	1916	Craftsman	John R. Brumm	Asst. Prof. Journalism
1921	Cambridge	S	1914	Spanish Col. Mission	Henry M. & Clara B. Bates	Prof. Law; Dean of Law School
1925	Cambridge	N	1955	Modern	Albert J. & Charlotte Washtenaw. Hall	Dentist
1930	Cambridge	S	1908	Craftsman	Karl E. & Belle W. Guthe	Prof. Physics
1935	Cambridge	N	1955	Modern	Bruce J. & Emily Miles	Rep., Culligan Soft Water
1942	Cambridge	S	1908	Craftsman	Claud H. & Isabel Van Tyne	Prof. American History
1945	Cambridge	S	1911	Vernacular	John P. S. & Marjorie Tatlock	Prof. English
2010	Devonshire	S	1929	Tudor Revival	Chester & Margaret Powell	President, Powell & Co. (real estate, investments, insurance)
4	Fair Oaks	S	1913	Craftsman	Fred T. & Jessie N. McOmber	Partner, McOmber & Miner Insurance
1015	Ferdon	S	1911	Tudor Revival	Morris & Mabel Tilley	Prof. English
801	S. Forest (1304 Hill)*	C	1953	Modern	Lord of Light Lutheran Church	Church
715	Hill	S	1930	French Eclectic	Xi Psi Phi	Fraternity
806	Hill	S	1901	Queen Anne	John & Marie Burg	Boot & Shoe Salesman
809	Hill	S	1914	Tudor Revival	Misses Orel F., Ethel M. & Frances L. Seeley	Orel was with Christian Science; Ethel and Frances were music teachers
814	Hill	C	1905	Dutch Colonial Rev	Charles A. Vernon	rents
816	Hill	S	1905	Dutch Colonial Rev	Arthur E. & Henrietta Shaw	Traveling Salesman
820	Hill	S	1904	Georgian Revival	J. J. & Leila B. Goodyear	Physician, Goodyear Drug Co.
914	Hill	C	1932	Vernacular	Kappa Delta Rho	Sorority
1000	Hill	S	1926	Tudor Revival	Psi Upsilon	Fraternity
1012	Hill	S	1910	Tudor Revival	Arthur & Cora Brown	Sec-Treas, Washtenaw Abstract Co.; and Lawyer
1024	Hill	S	1898	Dutch Colonial Rev	Thomas C. & Caroline H. Trueblood	Prof. Public Speaking; chair of department; founder and coach of UM Golf Team
1100	Hill	S	1913	Tudor Revival	Amariah Freeman	Lawyer, Freeman & Newman
1108	Hill	S	1914	Spanish Colonial Rev	Mrs. Julia Conklin	widow
1118-24	Hill	S	1911	Colonial Revival	In 1118 - Harry McGill	Instructor in History, UM
1130	Hill	C	1908	Vernacular	Richard Judson	Builder
1204	Hill	S	1914	Dutch Colonial Rev	Kappa Kappa Gamma	Sorority
1205	Hill	S	1912	Colonial Revival	Delta Gamma	Sorority
1212	Hill	S	1912	Tudor Revival	Edwin C. & Lillian R. Goddard	Prof. Law; secretary of Law faculty
1215-17	Hill	S	1916	Tudor Revival	Apartments - Kate Forsythe, Nellie Perkins, Orma Butler, Mrs. Sumner, Mrs. Feige	(no occupations given)
1223	Hill	C	1916	Tudor Revival	Phi Alpha Delta	Fraternity

S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1310	Hill*	S	1890	Colonial Revival	Edwin deMille Campbell	Prof. Chemistry & Metallurgy
1315	Hill*	V		Vacant		Landmark 1908 house on site, originally home of locally noted attorney Amariah Freeman, gutted by fire 1994, and demolished 1999.
1316-22	Hill*	C	1894+	Tudor Revival	1316 built 1909 for Jay Goodyear 1322 built 1894 for Eleazer Calkins	Druggist & physician Pharmacist
1330	Hill*	S	1892	Vernacular Colonial Rev	Oscar & Elizabeth Robinson	Cigar Wholesaler
1331	Hill*	S	1903	Tudor Revival	Delta Upsilon	Fraternity
1335	Hill*	S	1894	Queen Anne	Farwell & Ann Wilson	Lumber dealer
1402	Hill*	S	1898	Vernacular	Floyd & Jessie Mechem	Prof. Law
1405	Hill*	S	1896	Dutch Colonial Rev	Albert Patengill	Prof. Greek
1410	Hill*	S	1898	Queen Anne	Freer-Shearer	P. C. & Agnes Freer, Prof. Chemistry. Then Chauncey & Deshler Shearer, in insurance
1416-1420	Hill*	S	1901	Colonial Revival	Rolf-Peterson	John Rolf first, occupation unknown. Then Reuben & Josephine Peterson, UM Prof. OB/GYN.
1421	Hill*	V		Vacant		Significant 1894 house on this site, originally the home of Professor and founder of the Economics Department Henry Carter Adams and his wife Bertha, and later the site of the popular Ark Coffeehouse, was demolished in 1986 by new owner shortly before the historic district was expanded to include this block. (Part of same parcel with 1432 Washtenaw.)
1429	Hill*	C	1988	Modern	Hillel	Social/Religious
1502	Hill*	S	1931	Georgian	Delta Sigma Delta	Fraternity
1508-10	Hill*	S	1892	Queen Anne	Thomas & Alice Bogle	Prof. Law
1520-22	Hill*	S	1897	Queen Anne	John & Fannie Cutting	President, Cutting, Reyer & Co. clothiers
1530	Hill*	S	1848	Classical Revival	Baldwin-Hall	J. D. Baldwin first; fruit & berry farmer. Then Louis Hall, Prof. Dentistry
1701	Hill	S	1899	Colonial Revival	J. Playfair & Katherine McMurrich	Prof. Anatomy; and Director of the Anatomical Lab
1702	Hill	C	1910	Craftsman	Herman & Louise Reichert	Travelling Salesman
1705	Hill	S	1915	Tudor Revival	William & Sara Hobbs	Prof. Geology
1803	Hill	C	1910	Colonial Revival	Campbell Bonner	Jr. Prof. Greek; and Director of University Inst. Of Archaeological Research
1809	Hill	C	1910	Colonial Revival	Theodore Koch	Librarian, UM
1819	Hill	C	1923	Vernacular	Warren Forsythe	Prof. Hygiene & Public Health; and Director of Health Service (1917-55)
1820	Hill	V		Vacant		
1825	Hill	C	1895	Vernacular	Lawrence O'Toole	Fruit grower
1830	Hill	S	1925	Tudor Revival	Alpha Phi	Sorority



S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1910	Hill	S	1912	Craftsman	Ulrich B. & Lucie Phillips	Prof. American History. Later - George G. Brown, Prof. Chemical Engineering; Chairman of Dept. Chemistry & Metallurgical Engineering; Dean of College of Engineering
2000	Hill	C	1924	Colonial Revival	Edward C. Pardon	Superintendent of Buildings, UM
2017	Hill	S	1927	Spanish Colonial Rev	Clarence S. Yoakum	Prof. Personnel management; Dean of Graduate School; Director of Bureau of University Research; VP in charge of Educational Investigations
2021	Hill	V		Vacant		Vacant lot between 2000 and 2022 Hill (parcel ID# 09-09-28-404-010).
2022	Hill	C	1926	Tudor Revival	Howard P. Faust	Faust-Kennedy Co., dealers in building supplies
2025	Hill	C	1921	Craftsman	Sallie Welsh	widow
2026	Hill	S	1929	Shingle	Wilfred B. & Marion D. Shaw	Secretary of the UM; also Sec, then Director of Alumni Association
2027	Hill	N	1949	Modern	Samuel T. & Ruth M. Dana	Dean, UM School of Forestry & Conservation
2030	Hill	S	1921	Craftsman	Max M. & Grace Peet	Prof. Neurosurgery
2031	Hill	S	1914	Craftsman	John & Ella Dieterle	Asst. Prof. German. 2nd occupant (1921) - Hugh Cabot, Dean of Medical School; and 3rd occupant (1931) - Samuel T. Dana, Dean of Forestry & Conservation
2100	Hill	S	1928	Tudor Revival	Harry M. & Katherine Hawley	Asst. Cashier, First National Bank
2100-v	Hill	V		Vacant		Vacant lot south of 2100 Hill and facing Dorset; currently owned by 2100 Hill (parcel ID# 09-09-28-416-002).
2101	Hill	S	1914	Georgian Revival	George W. & Merib Patterson	Prof. Physics & Electrical Engineering; later president of First National Bank
2107	Hill	S	1919	Tudor Revival	Joseph A. & Marguerite Bursley	Prof. Mechanical Engineering; Director of Housing Bureau at UM; first Dean of Students (1921-47)
2110	Hill	S	1939	Georgian Revival	Malcolm H. & Alma Soule	Prof. Bacteriology & Chair of the Dept.
2122	Hill	S	1921	Tudor Revival	William & Helen Sellow	Civil Engineer
800	Lincoln (1430 Hill)*	N		Vacant - New Construction (2002)		Modern, non-contributing fraternity house burned and was demolished in 2000/ <del>new building</del> 2002
818	Lincoln	C	1923	Dutch Colonial Rev	Hoyt Pierce	Pierce's Cash Stores, groceries
900	Lincoln	C	1902	Vernacular	Louis Strauss	Asst. Prof. English; later chairman of English Dept.
903	Lincoln	C	1902	Craftsman	Joseph Drake	Jr. Prof. Law
904	Lincoln	C	1894	Vernacular	John R. Bowdish	Bowdish & Matheson, Gents' Fine Shoes, Furnishing Goods, Hats & Mackintoshes
907	Lincoln	C	1964	Modern	Sigma Phi	Fraternity
908	Lincoln	C	1897	Colonial Revival	Laura Whitait	widow of Charles
914	Lincoln	C	1895	Craftsman	Ezra C. & Mary E. Robinson	(no occupation given)
920	Lincoln	C	1914	Craftsman	Morris Mackoy	Dentist
733	Oakland	C	by 1894	Classical Revival	Frances A. Hill	widow of George
802	Oakland	C	by 1894	Queen Anne	Horace P. & Emma Danforth	(no occupation given)



S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
904	Olivia	C	by 1894	Queen Anne	Charles K. McGee	Asst. in General Chemistry
905	Olivia	C	by 1894	Vernacular	Harriet J. Phillips	widow of William
910	Olivia	S	1899	Queen Anne	Eugene & Anna B. Mutschel	Clerk, E. F. Mills & Co.
911	Olivia	S	by 1894	Queen Anne	Arthur E. & Henrietta Shaw	Travel Agent
916	Olivia	C	1899	Vernacular	Thomas Smurthwaite	Farmer
917	Olivia	S	1912	Georgian Revival	Philip E. & Flora Bursley	Asst. Prof. French & Romance Languages
922	Olivia	C	1898	Georgian Revival	David M. Lichty	Instructor in Chemistry
923	Olivia	S	by 1894	Dutch Colonial Rev	Fred P. Jordan	Asst. in General Library, UM, in charge of catalogue
928	Olivia	C	by 1894	Queen Anne	A. Judson Ladd	student
929	Olivia	C	by 1894	Vernacular	Alonzo S. Berry	Carpenter
934	Olivia	S	1893	Queen Anne	Burt F. & Anna Schumacher	Hardware, Stoves, House Furnishings
1004	Olivia	S	1919	Georgian Revival	Alpha Chi Omega	Sorority
615	Oswego	C	1927	Georgian Revival	Edwin Huntington	Sales Manager, Abbott Gasoline Co.
616	Oswego	C	1926	Tudor Revival	Otto Haisley	Superintendent of Schools
700	Oxford	S	1911	Tudor Revival	Albert Lockwood	Prof., School of Music
707	Oxford	S	1903	Tudor Revival	Willard & Emma Hutchings	First Asst. in Surgery, UM Dept. Medicine
725	Oxford	S	1909	Tudor Revival	Moses Gomborg	Prof. Organic Chemistry; Director of Chemical Lab; Chairman of Dept. of Chemistry (1927-1936)
800	Oxford	C	1910	Colonial Revival	Samuel & Angelina Lockwood	Director, UM Symphony Orchestra
805	Oxford	S	1896	Dutch Colonial Rev	Warren P. & Caroline Lombard	Prof. Physiology
809	Oxford	C	1941	Modern	Paul R. & Edith S. Kempf	Secretary, Staebler-Kempf Oil Co. Inc.
810	Oxford	S	1910	Shingle	Albert A. & Emma Stanley	Prof. Music, School of Music; Director of Musical Society; Conductor of Choral Union; Director of School of Music; inaugurator of May Festival
820	Oxford	C	1910	Shingle	William Hobbs	Prof. Geology
730-734	Tappan	S	1891	Shingle	Memorial Christian Church	religious
1345	Washtenaw	S	1930	Classical Revival	Theta Xi	Fraternity
1351	Washtenaw	S	1930	Tudor Revival	Theta Chi	Fraternity
1408	Washtenaw	S	by 1894	Queen Anne	Bullis-Higgins	George W. Bullis, president of Ann Arbor Manufacturing Co. Also residing in house, Nora B. & Shelley E. Higgins, traveling salesman.
1414	Washtenaw	S	by 1894	Classical Revival	Burke A. & Mary A. Hinsdale	Prof. Of Science & the Arts of Teaching
1432	Washtenaw	S	1937	Gothic Revival	First Presbyterian Church	religious
1437	Washtenaw	S	1904	Colonial Revival	Phi Delta Theta	Fraternity
1443	Washtenaw	S	1924	Prairie	Phi Kappa Sigma	Fraternity
1501	Washtenaw	S	1911	Dutch Colonial Rev	Collegiate Sorosis	Sorority
1507	Washtenaw	N	1951	Modern	Collegiate Sorosis Annex	Sorority; later (1970s & 1980s) Lemmy Bruce Co-op; then from 1991-current - Sojourner Truth Co-op
1511-1521	Washtenaw	C	1949	Gothic Revival	University Lutheran Chapel	religious
1525	Washtenaw	C	1950	Modern (Georgian)	Chi Omega	Sorority



S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1530	Washtenaw	S	1928	Tudor Revival	Chi Phi	Fraternity
1541	Washtenaw	C	1928	Tudor Revival	Phi Chi	Fraternity
1547	Washtenaw*	S	1860	Italianate	Henry Simmons Frieze	Prof., acting UM President 1869-71; 1880-82; 1887-88
1550	Washtenaw*	S	1921	Tudor Revival	Phi Kappa Psi	Fraternity
1555	Washtenaw*	S	1899	Georgian Revival	Campbell-Hayes	Edward deMille Campbell was Prof. Of Chemistry. Then Mary Ives & James Griffith Hays, investment counselor
1601	Washtenaw	S	1927	Georgian Revival	Lambda Chi Alpha	Fraternity
1610	Washtenaw	V		Vacant		Significant 1911 house on site, originally home of noted local photographer Alford Lyndon and his wife Julia, was acquired by the university in 1956 and used as the Reading & Learning Skills Center. Sold by the university in 1997, and house demolished by new owner.
1617	Washtenaw	C	1909	Colonial Revival	Trigon Club	Fraternity
1705	Washtenaw	S	1905	Dutch Colonial Rev	James H. & Frances Brewster	Prof. Law & Editor of Michigan Law Review
1735	Washtenaw	N	1960	Modern	Alpha Chi Omega	Sorority
1800	Washtenaw	N	1946	Modern	Edward H. & Frances M. Daseker	Instructor, UM Hospital. In 1957-58 added onto for Delta Gamma Sorority (1958-75); then Evans Scholars 1976-current
1805	Washtenaw	V		Vacant		
1811	Washtenaw	S	1909	Classical Revival	Ella F. Zimmerman	widow of David
1817	Washtenaw	S	1917	Tudor Revival	Waldo & Emily Abbot	Lawyer
1830	Washtenaw	S	886/1917	Craftsman	Scott-Canfield	1886 - Ewart H. & Sarah F. Scott; farmer and President of Ann Arbor Architectural Co. 1917 - Roy Bishop Canfield (who enlarged it) - Prof. Otolaryngology & Clinical Prof. Of Diseases of Ear & Throat; also Head of Dept. of Otolaryngology.
1831-33	Washtenaw	C	1966	Modern	First Church of Christ, Scientist	religious
1850	Washtenaw	S	1917	Georgian Revival	Edward L. & Sarah Adams	Assoc. Prof. French
1901-03	Washtenaw	S	1917	Craftsman	In 1901 - Mrs. Edith Henriekson In 1903 - Charles B. & Arabella F. Gray	widow
1907	Washtenaw	S	1917	Georgian Revival	Julius & Edna Schlotterbeck	(no occupation given) Prof. Pharmacognosy; Dean of College of Pharmacy in 1900s
1917	Washtenaw	S	917/1956	Swiss Chalet	Dean & Eleanor Myers	Prof. Ophthalmology
1930	Washtenaw	C	by 1894	Craftsman	Ewart Scott	President, Ann Arbor Agricultural Association
1938	Washtenaw	C	1906	Vernacular	Austin Scott	Fruit grower
1942	Washtenaw	C	1949	Modern	Ray C. & Bernadine H. Killins	President, Killins Gravel Co.
2001	Washtenaw	S	1923	Craftsman	Elroy E. & Belle Hussey	Janitor, UM
2007	Washtenaw	C	1923	Craftsman	Charles F. Olmsted	Asst. Prof. Engineering Mechanics
2009	Washtenaw	S	1924	Georgian Revival	Frank F. & Mary C. Van Tuyl	Consulting Engineer

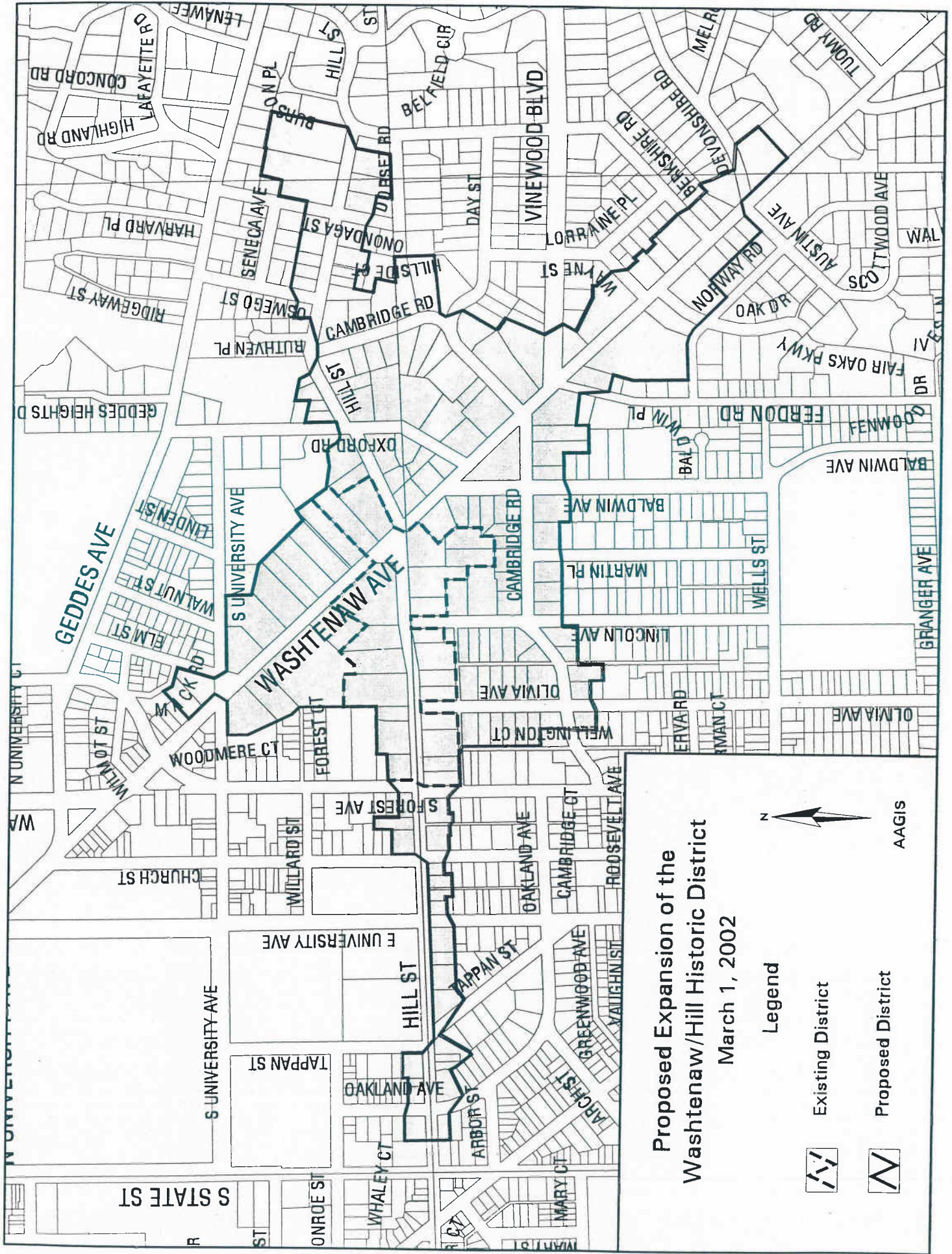
S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
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176  
 Total ~~177~~ - 104 significant; 54 complementary; 9 non-contributing; 10 vacant lots  
 (of these, 21 are Phase I/II - 16 significant; 1 complementary; 1 non-contributing; 3 vacant)











## Appendix E: Proposed Ordinance

### ANN ARBOR REGISTER OF HISTORIC PLACES

As Amended 11/7/94

#### Title VI. Washtenaw-Hill Historic District

Adopted 4/10/80, amended 7/7/86, 10/2/89, 11/21/2002, 1/24/2003

6:1. Purpose of the District. The Washtenaw-Hill Historic District is established to conserve and preserve the character of the Washtenaw-Hill neighborhood, which exhibits a variety of architectural styles popular in the early twentieth century, an important period of growth for the community and the University of Michigan. Protection of properties in this district extends to the principal structure, some outbuildings and some natural features.

6:2. Description of the District. The Washtenaw-Hill Historic District consists of the property delineated on the official map of Washtenaw-Hill Historic District, which will be kept on file in the office of the City Clerk. Except where the boundaries of the district follow street lines, the boundaries follow property lines according to the maps and records of the City Assessor, as of the date of the adoption of this ordinance. The regulations apply to all parcels appearing on the official map of the Washtenaw-Hill Historic District.

6:3. Preservation Standards for the District. Any proposal to demolish or move a structure will require Historic District Commission approval. Any proposal for change that alters the exterior appearance of structure that may be seen from a public right-of-way, excluding alleys, will require Historic District Commission approval. Proposals will be reviewed using the Secretary of Interior's Standards for Rehabilitation (1995) as guidelines. Nothing in this title will be construed to prevent ordinary maintenance or repair of any building.

#### Secretary of Interior's Standards for Rehabilitation

- (a) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- (b) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- (c) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- (d) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- (e) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (f) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (g) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

- (h) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- (i) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- (j) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

6.4. Alterations Permitted with Administrative Approval. The following changes may be reviewed and approved by the Historic Preservation Coordinator, acting on behalf of the Historic District Commission:

- (a) Additions to the rear elevation that are no higher than the existing building and that do not project beyond the existing side walls.
- (b) Windows and doors replaced with windows and doors that match the existing windows and doors in size, shape, type, design, and appearance of material, in the same openings.
- (c) Roofs replaced with the same type of material. Flat skylights added to side-facing roofs.
- (d) Porches, decks, and ramps added to the rear elevation of any structure.
- (e) Existing wood clapboard siding and flat trim such as that around windows and doors, corner boards, skirt boards and fascia repaired or replaced with new wood clapboard and trim of the same dimensions as the existing. Modern exterior cladding that has been applied over original cladding removed and the original cladding repaired.
- (f) New masonry, stone, or stucco that matches the original in appearance may be installed in the same location as the original materials. Mortar will match the original in profile, color and composition.
- (g) New accessory buildings, so long as they meet the criteria set forth in 6:5 below.

6.5. New Construction. Any proposal for a new principal building in the district will require the review and approval of the Historic District Commission using the following guidelines:

- (a) The new building will use materials, which in the judgment of the Historic District Commission, are similar in texture, scale, and pattern to those on existing buildings prevalent in the Washtenaw-Hill Historic District.
- (b) Placement of a new building on a lot must comply with established City Zoning regulations as found in Chapter 55. For the purpose of maintaining a consistent rhythm of the neighborhood streetscapes, any new principal building will measure the front setback by averaging the front setbacks of properties 200 feet in either direction. In the opinion of the Historic District Commission, whichever average setback contributes more fully to the consistency of the streetscape will take precedence.

(c) The new building should, in the judgment of the Historic District Commission, complement surrounding structures in both general design and specific detail.

6.6. Fences. Chain link fences are not allowed within 50 feet of the public right-of-way, excluding alleys, without Historic District Commission approval (see Chapter 104 of the City Code).

6.7. Trees. In addition to compliance with applicable tree regulations from Chapter 40, Title III of the City Code, the following regulations shall apply to all trees larger than 10 inches in D.B.H. (the diameter of the trunk 54 inches above grade) located within the front open space of any lot within the historic district or the front or side open space abutting a street for corner lots within the historic district. Before removing such a tree, the owner of the property on which the tree stands must obtain a permit from the City Administrator or his designee. Such permit will be granted only if:

- (a) The Administrator determines that the tree is dead, diseased or dangerous; or
- (b) The owner agrees in writing to replace the tree with another tree to be located within the same front open space. The size and species of an acceptable replacement tree shall be determined by the Administrator in accordance with the tree evaluation chart as established by the Michigan Forestry and Park Association.





## **Appendix F: Committee Members and Qualifications**

### **Susan Contratto:**

- Has lived in/maintained home in expansion area for many years
- Active in zoning and community issues
- Co-chair, North Burns Park Neighborhood Association

### **Karen Coulter:**

- Has lived in Washtenaw-Hill neighborhood since 1993; home is in proposed expansion area
- Board member, Oxbridge Neighborhood Association, 1997-2002
- Member, Ann Arbor Sign Ordinance Task Force

### **Jan Fisher:**

- Has lived in Burns Park Neighborhood with her family since 1975
- Her grown children attended neighborhood schools and the University of Michigan; they now reside in the same neighborhood with their own families
- Member, Washtenaw-Hill Historic District Study Committee from inception (1978)
- Deeply interested in and concerned about preserving the historic character of neighborhoods and the prevention of demolition

### **L. Walter Helmreich:**

- Member, Washtenaw-Hill Historic District Study Committee from inception
- Raised in a Missouri neighborhood that successfully rehabilitated and reused older buildings
- Has lived at present home (1913) near Washtenaw-Hill neighborhood since 1965 and has maintained the home consistently

### **H. Mark Hildebrandt:**

- Member, Individual Historic Properties Historic District Study Committee, 1995-2000, 2001-present
- Member, Ann Arbor Historic District Commission
- Owner/restorer of designated property, 947 Wall Street, Ann Arbor (now the Reader Learning Center at the Nichols Arboretum)
- Lecturer, Norm Tyler's class: "Community Factors in Historic Preservation," Eastern Michigan University, 2000 and 2002
- Presenter, Ann Arbor Railroad History slide show at Kempf House, Center for Local History
- Docent, Kempf House, 1997-98
- Attendant: 6/2000 Arts and Crafts Movement, Pasadena, California, presented by New York University
- Attendant: 6/2001 conference: Arts and Crafts Midwest, Chicago, Illinois, presented by New York University

James Jensen:

- Ann Arbor resident for 35 years
- Lifelong interest in older buildings
- Degree in History from University of Michigan
- Has lived in/maintained 1910 home since 1975
- Former president, Oxbridge Neighborhood Association

Carol Mull:

- MS in Historic Preservation, Eastern Michigan University
- Curator, Kempf House Museum
- Researcher, Flint Underground Railroad Freedom Heritage Program
- Michigan Freedom Trail Commission
- Michigan Underground Railroad Council
- Member, Ann Arbor Historical Foundation
- Member, original Washtenaw-Hill Historic District Study Committee (Phases I and II)

Louisa Pieper:

- MS in Landscape Architecture, University of Michigan
- Retired Historic Preservation Coordinator, City of Ann Arbor
- Member: Washtenaw-Hill Historic District Study Committee, several Washtenaw County Historic District Study Committees
- Chair, Individual Historic Properties Historic District Study Committee
- President, Kempf House Society
- Past board member: Michigan Historic Preservation Network, National Alliance of Preservation Commissions, Washtenaw County Historical Society

Peter K. Pleitner:

- Co-founder and second president, Oxbridge Neighborhood Association
- Bachelor's degree in Regional Planning, University of Michigan
- Raised in Germany, where interest in older properties began
- Has lived in Washtenaw-Hill area with his wife since 1983; home is included in the proposed expansion area
- Teaches automobile restoration at Washtenaw Community College

Ellen Ramsburgh (Chair):

- Has lived in/maintained home in expansion area since 1992
- Has lived in near neighborhood area for 24 years
- Current secretary/treasurer of North Burns Park Neighborhood Association
- Co-chair of Washtenaw-Hill Historic District Study Committee since its earliest inception; Chair since 1999

Emily Hopp Salvette:

- Member: Pittsfield Township Historical Society; Daughters of the American Revolution



- Associate, Clements Library, University of Michigan
- Life member, Libertarian Party; former State Chairwoman of Libertarian Party of Michigan

Julie Truettner:

- MS in Historic Preservation, Eastern Michigan University
- Historian/Preservationist for University of Michigan Plant Extension Office
- Past member, Gordon Hall Historic District Study Committee, Washtenaw County
- Past board member, Kempf House Center for Local History
- Past member and archivist, Michigan League Board of Governors

Jean M. Wilkins:

- Member, Washtenaw-Hill Historic District Study Committee, 2000-present
- President, Ann Arbor Jaycee Women, 1997-98
- Treasurer, ETA Building Association of Chi Omega
- Former member, Ann Arbor Housing Board of Appeals, 1991-93



**Appendix G: Public Hearing and Substantive Comments regarding the Washtenaw-Hill Historic District Expansion**

Minutes of the Washtenaw-Hill Historic District Study Committee Public Hearing

Date: Wednesday, May 1, 2002

Time: 7:30 PM

Place: City Hall, Council Chambers

7:35: Chair Ellen Ramsburgh called the public hearing to order and welcome the audience. Ramsburgh explained the process for the public hearing and introduced the members of the WH committee who were present.

Members present:

Ellen Ramsburgh

Susan Contratto

James Jensen

Jan Fisher

H. Mark Hildebrandt

L. Walter Helmreich

Carol Mull

Louisa Pieper

Jean Wilkins

Peter Pleitner

Members absent:

Karen Coulter

Julie Truettner

Emily Salvette (joined the hearing at the end)

Public present:

Barbara & Abigail Siders 2009 Washtenaw

Jeff DeBoer 1515 Cambridge

J. T. Buck 1437 Washtenaw

Susan Smith 1414 Washtenaw

Bob Trees 1412 Cambridge

Gwen & John Nystuen 1016 Olivia

Andrea Van Houweling 920 Lincoln

Peter Nagourney 914 Lincoln

Patti Kennedy 1907 Washtenaw

Mary Beth Seiler 5911 E. Silo Ridge

Eric & Kristine Meves 1706 Cambridge

Fred Hall 1312 Cambridge

Walter Mayer 1000 Berkshire

Nancy Kelley 1916 Cambridge

Catherine & Jeff Hauptman 805 Oxford

John Petz 24 Frank Lloyd Wright Drive

Linda & David Brophy 1025 Martin Place

Susan Wineberg 712 E. Ann

H. V. Jagadish 1835 Cambridge



Jeremy Meuser	903 Lincoln
Andrew Bird	1004 Olivia
Sonia Schmerl	539 S. First St.
Eleanor Linn	1321 Forest Ct.
Shelly Winders	1405 Hill
Rich Dopp	2025 Hill

After a brief Power Point presentation about the findings of the study committee and the process establishing a historic district, Ramsburgh invited each individual who wished to speak relay their comments to the committee/audience. Individuals were allotted three minutes, and individuals representing a group were allotted five minutes. H. Edwards, HP Coordinator, timed the comments and took notes. Edwards also taped the hearing on audio cassette. WH study committee member L. Pieper also took notes for Edwards. All comments will be included in the final report that is turned over to City Council in the autumn of 2002.

Those comments that arrived by mail (or were accompanied by a letter at the hearing) are transcribed "verbatim." All other comments are paraphrased from Edwards' and Pieper's notes to accurately display the substance of comments heard.

#### COMMENTARY

J. T. Buck, Phi Delta Theta (1437 Washtenaw) **OPPOSED**

(letter): Opinion on Expansion of Washtenaw-Hill Area Historic District—Please Vote NO

[Before Mr. Buck read his letter he commended the volunteers' time toward this study and stated his remarks were not personal.]

My name is JT (Tom) Buck. I represent 1437 Washtenaw, a fraternity house with capacity of 35 residents. We have a wonderful house that we love. It is on the southeast corner of Washtenaw and South University on the edge of the proposed expansion. We are a good, tax paying member of the community. We work every day to meet the building and occupancy requirements of the city. Our nine member board, our 1200 U of M alumni and our current residents and members are against this change. We have four major reasons.

First, these are houses, not historical venues. Our house is only 100-years-young. This just slightly more than one lifetime. Come back with this type of recommendation when these homes are 300 years old. That would be historic. We live in these houses, we take care of them. We are happy with the way they are and do not need to make them the way they were. In fact, this recommendation will make them less energy efficient, less comfortable, and less flexible to adapt and accommodate the interests of new residents and new safety regulations. The famous Phi Deltas that have lived in this house like Bob Ufer and Roger Smith would not see any gain to our Rraternity from this change. In fact, I think they would question why the city is putting resources into expanding the historic district when funding for the fire department has been cut so that they can no longer support fire drills in our houses.

Second, the burden of these regulations is an unfounded mandate. It adds costs and compromises many normal functions in a residence.

- replacing or updating windows
- other updates to make the house more energy efficient
- landscaping changes
- security of property and people
- safety requirements, like fire escapes.

All of these and more are confounded by this recommendation. The bureaucracy places burdens on the volunteers that operate our house, it will add costs to house operation and interfere with our ability to keep the house in good condition. Of great concern is the fact that many of these houses are teetering on the edge of economic failure. This recommendation may well push them over the edge. Then we will have a historic area based on Fraternity and Sorority houses that have been put out of business by a regulation that was intended to honor their history. A significant problem for the city has to be that the most likely acquirer of the houses if they fail as Fraternal organizations is the University. If they become properties of the University they are no longer on the tax rolls of the city.

Third, this change will raise the rent on hundreds of students. It will raise that rent by as much as 10% almost immediately for any house contemplating exterior maintenance or upkeep. That is all of these houses. On average that is \$50 per month per student, \$400 per year.

Fourth, this change is desired by a minority of the politically charged residents in the area. Our democratic system should be operating to the will of the majority. The majority of owners and residents in this area do not want this change. If you don't believe that, put this recommendation to a vote of the owners and residents. It will fail. Another alternative is make it a voluntary opt-in program rather than a mandatory imposition. A small group is at work to impose their will on others. It is not the way it should be done. It is not the American way. A vote by any city council member for this recommendation, in its current form, does not respect the rights of property ownership that are a key principle of American life.

We urge you to vote against this recommendation. Thank you for your time to express our opinion.

Jeff DeBoer, 1515 Cambridge Road OPPOSED

(letter): Comments on the Historic District proposed for the Hill/Cambridge Area

Hi, my name is Jeff DeBoer and I live with my family at 1515 Cambridge.

As property owners in the proposed district area, we are fundamentally opposed to any "regulations," beyond current zoning, which will restrict our rights as property owners, i.e., an historic district.

Our home at 1515 Cambridge is the third house we have restored in Ann Arbor. As with our current home, we have used great care and sensitivity in restoring these structures. We do not now, nor did we in prior cases, require the judgment of third parties to decide whether our restoration was good enough to be "allowed." When faced with particular issues regarding architecture and construction, we seek and retain our own counsel.

The expressed rationale for the historic district seems to be unclear; it seems that the initiative is in response to concerns over use and development of "group" housing structures, as well as co-ops and fraternities. In effect, the Historic designation would be used as a tool to block undesirable land developers.

When I suggested this notion to the study group members at a neighborhood meeting, they admitted this was a key reason for pursuing the Historic District.

I always thought that this was why the city has zoning laws. If there are infractions, then they need to be enforced. If the zoning in our area is insufficient or needs to be amended, then we should be working on specific zoning issues.

From my conversations with pro-district property owners, it seems their primary interest is in maintaining property values. I too want my property value to appreciate, and it has increased significantly over the last 4-5 years; without an historic district in place, I might add.

I read in Sunday's *Ann Arbor News* that, and I quote, "Maintaining Ann Arbor's historic districts is a key part of economic growth." This is ridiculous; our local growth is due to new private business investment, the U of M, and the university hospitals, and in general quality of



life from parks and a lively downtown scene. Our neighbors are stable and family oriented; this is not a result of Historic District Ordinances.

There are other reasons for not seeking the Historic District designation:

- If this type of architectural regulation had been in place during the early part of the century, we would not have the very diversity of style that we now cherish. As property owners, we would have moved into a gated community if we wanted "sameness."
- The proposed district mapping is arbitrary, and the commission's enforcement of historic ordinances will be arbitrary as well, if comparisons between different districts is any indication.
- The historic district development process is not voluntary, but coercive. If the district idea is a great idea, then property owners should be allowed to appeal to "join" a district, or have individual historic status, versus having to petition to be excluded. Additionally, based on study group discussions, our specific property would not even be considered for exclusion, because of its location, which seems arbitrary at best
- Examples of private home owners destroying the integrity of their home's architecture and devaluing the surrounding neighborhood are not apparent to us, as we walk the streets of the proposed district.

So I ask, why should we have our rights as property owners curtailed? We shouldn't. The historic district designation process for our area should be stopped. I'd like to ask the other like-minded residents to join me tonight in signing a petition opposed to the district.

Thank you.

**Michele Derr, 929 Olivia SUPPORTS**

Ms. Derr is a realtor who has lived in Ann Arbor for 24 years. She spoke from a realtor's perspective regarding historic properties. Many buyers like this area, and like historic districts because they appreciate the protection that helps the property values. She cited the Old West Side and Old Fourth Ward Historic Districts and how many bad changes occurred in these areas before their respective historic districts were established. Ms. Derr considers Oakland and Church once to have been the most elegant streets in the area but have undergone too many irreversible changes, and does not want that to happen to this area. Ms. Derr believes the community should be proactive and do what they can for children and grandchildren to enjoy the same community.

**Eleanor Linn, 1321 Forest Court SUPPORTS**

Ms. Linn has lived on Forest Court for 20 years and wonders why it was not considered for inclusion in the expansion. She stated many of the homes were built in the same era as those in the study area and many important, single women lived there who contributed to the community as well. Ms. Linn commended the protection of the old oak trees in the neighborhood and wishes the regulation could be extended to drives and lawns so residents and visitors could not park on potential new plants/trees.

**Fred Hall, 1312 Cambridge Road SUPPORTS**

Mr. Hall stated his support for the district and wished his property had been included. He stated districting is a good way to assert a community's collective concern for their surrounding environment. Mr. Hall stated he lives where he does because of all of the reasons stated in the report and feels his block contributes to the character of the neighborhood in the same way. He



also stated he feels his immediate neighbors would support inclusion in the district, and urged the study committee to reexamine the boundaries to determine whether their block meets the criteria set forth in the report.

**Susan Smith, 1414 Washtenaw (Kappa Alpha Theta) OPPOSED**

Ms. Smith stated she has been on the Kappa Alpha Theta board for 10 years (president) and sees no advantage to the sorority by being included in a historic district. Ms. Smith views it as one more layer of bureaucracy, and has seen other Greek houses handled very inconsistently between Building Department regulations and Historic District Commission approvals. The Kappa Alpha Thetas house 665-70 residents in the fall, and 45-55 in the spring and have 1200 grads. Ms. Smith herself lived in the house 40 years ago, and things have changed, but the house looks the same. The house had to widen the drive to allow for more cars and a dumpster and Ms. Smith doubts that would have been approved. Ms. Smith stated her concern over having their hands tied to regulations, and felt it is unfair to impose this burden on them.

**Ann Savageau, 900 Lincoln SUPPORTS**

Ms. Savageau stated the neighborhood is an ecological buffer between a commercial area and the university, as well as other neighborhoods. She has seen other neighborhoods succumb to developmental pressures. Since she sees neighbors helping to retain their unique character, she worries if the historic district is not in place, this area may too succumb to outside pressures to develop inappropriately. Ms. Savageau cited her hometown of Ft. Collins, CO and College Avenue's destruction through a lack of protection from commercial pressure.

**Greg Sorter, 1942 Cambridge Road OPPOSED**

Mr. Sorter stated he is proud of his house and the neighborhood but opposed to mandatory inclusion in a historic district. He prefers to see a neighborhood vote for inclusion/exclusion.

**Andrew Bird (representing Rampant Lion Foundation), Delta Kappa Epsilon, 1004 Olivia OPPOSED**

Mr. Bird stated the DKEs strong opposition to the expansion of the WH district. Fraternities host student housing operations and there is neither time nor money to comply with historic district regulations. Mr. Bird stated recent renovations have maintained the quality of the house but he fears governmental regulation and red tape would delay the work to be done to the house. He asked for exclusion from the district because many times work done to fraternity houses needs to be done quickly and there would be little time to go before a board for approval.

**Gwen Nystuen, 1016 Olivia SUPPORTS**

Ms. Nystuen has lived next to the DKEs for 39 years and wishes her home were included in the district boundaries as it is over 90 years old. Her home was built by an English professor and Robert Frost visited him there. She stated the recent work the DKEs performed would have been perfectly acceptable to historic district regulations. Ms. Nystuen stated historic districting does not promote a hardship for property owners and believes preservation to be useful to help maintain character in neighborhoods.

James Koli, representing Alpha Tau Omega Fraternity at 1415 Cambridge Road **OPPOSED**

Mr. Koli stated he is actively involved in city work and asserted it does cost more to renovate older buildings under historic district regulations. He owns the Anson Brown building at 1007 Broadway, the oldest standing commercial building in the city, as well as the Northside Grill. He has respected the historic nature of the Anson Brown building, but stated the fraternity house has been standing on Cambridge since 1929 and they have cared for it consistently with no help. Mr. Koli stated it is unfair to gerrymander the district boundaries to include the fraternity and will create an undue financial burden to maintain their building. The fraternity is situated on a corner lot and has a slate roof, both things that would increase the financial burden if included in the district. Mr. Koli feels inclusion in the district should be voluntary. He stated he only received two mailings and urged the committee to check their lists when mailing out property owner information.

Bob Trees, 1412 Cambridge Road **OPPOSED**

Mr. Trees stated his strong opposition to the proposed expansion. He knows many owners in the neighborhood who are also opposed. Mr. Trees stated the study committee has known of his opposition yet he has consistently been treated with courtesy by them and by the Historic Preservation Coordinator. Mr. Trees urged anyone who is opposed to the district's expansion to contact him or the DeBoers for further discussion.

Walt Mayer, 1000 Berkshire **OPPOSED**

Mr. Mayer stated he has no problem with historic preservation practices, but believes inclusion in districts should be voluntary. He had restored the roof of his house because it was not built properly in the first place, but he did not need any committee to tell him how to do it. Mr. Mayer stated some property values will rise on their own, regardless of historic designation. He felt that most historic districts have been created in and because of run-down neighborhoods in the past, and if that were the case with the Washtenaw-Hill area, he may understand the motives for expansion.

Robert Mull, 1111 Fair Oaks Parkway **SUPPORTS**

Dr. Mull stated his family currently lives in a designated home, and at first he was opposed to historic districts but has witnessed the flexibility they allow homeowners. He is proud of his home and his neighborhood, and thinks there has been a lot of misinformation spread through the community about designation and what it means for properties. Dr. Mull stated there needs to be a compromise between protecting the neighborhood and calming concerns of owners.

Susan Wineberg, 712 E. Ann **SUPPORTS**

Ms. Wineberg stated she enjoys living in a historic district (Old Fourth Ward, which she helped establish), and that many people she knows envy her location. She stated she has seen a huge improvement in the neighborhood since it was designated in the early '80s. Ms. Wineberg stated there is a discernable neighborhood spirit and care toward keeping the neighborhood well maintained. She also stated many homeowners have been allowed to make various changes with the help of the Historic District Commission. She reported dealing with the HDC was a positive experience. Ms. Wineberg stated the things people love about Ann Arbor depend on its historic districts because designating neighborhoods preserve character. She pointed out that South



University is the only commercial area not protected in the downtown area and it is also the poorest in terms of bad design decisions.

Jeremy Meuser, representing Alpha Kappa Housing Corporation at 903 Lincoln OPPOSED

Mr. Meuser stated he personally supports preservation efforts but is opposed to the inclusion of the fraternity, as it would be too much for the corporation to handle. 32 men live in the residence and they are constantly making repairs which would become more costly. He stated the exterior of the house is in need of a lot of work, and the corporation does not have the time or the energy required to placate the Historic District Commission. He feels designation will mean they have to spend more to make changes and therefore will get less for their expenditure.

Sonia Schmerl, 539 S. First SUPPORTS

Ms. Schmerl lives in the Old West Side Historic District, and asks the homeowners to look at historic designation in a wider context. She claimed preservation benefits the entire city, not just a particular district. Ms. Schmerl has lived in Ann Arbor long enough to see a lot of changes, including the near-death of Main Street when Briarwood Mall was built, and it's resurgence as people make it a destination once again. She states many owners oppose historic districts because they think about it in a short-term span, when the buildings will actually outlive the owners who pass through them. Regarding Greek houses, they are a legacy whose value increases over time. As a member of the Historic District Commission, she stated the HDC is very aware of cost concerns, but they do not require a property be restored nor exact duplication of features. Technology is improving every day and allows for synthetic materials to be used in historic districts that hold up better than they used to and maintain the same visual characteristics.

Andrea Van Houweling, 920 Lincoln SUPPORTS

Ms. Van Houweling reported she was hearing a lot of fear and ignorance in some comments. She stated she could not imagine what sort of changes the Phi Kappas may want to make that would require the HDC to deny them. She recalled the Sammy House and how it was abused for years, finally succumbing to fire and eventual demolition. She stated many of her neighbors support the historic district. Ms. Van Houweling believes creating a district is critical to the neighborhood's long-term protection. Zoning laws change very easily and without warning.

Catherine Hauptman, 805 Oxford SUPPORTS

Ms. Hauptman said many comments were based on "facadism," the way buildings look when historic districts are more about protecting the cultural context of an area, what has happened in the past and what will happen in the future. Without protection, neighborhoods are doomed to become derelict (cited East Ferry Street in Detroit and the condition it was in until designation was achieved). Commercial encroachment will become a big issue for the Washtenaw-Hill area if there is no protection. Ms. Hauptman stated neighborhoods need protection to know where they are going to be in the future. Many areas were strictly single-family homes that became multi-resident facilities and could further fracture in the future. Multi-resident buildings are part of the cultural landscape as well but must be looked at carefully.



Barbara Siders, 2009 Washtenaw OPPOSED

Ms. Siders stated her family has lived in the city for a long time and has spent a lot of time and money restoring her home. She stated city regulations have already caused enough delays and offered her no help. Ms. Siders stated she feels inclusion in a historic district should be voluntary.

Peter Nagourney, 914 Lincoln, SUPPORTS

Mr. Nagourney stated he used to live in the East Ferry Street neighborhood mentioned and it became designated and largely restored. He thanked the study committee for the work they had put into the report and ordinance. Upon moving to Ann Arbor he chose to live in an older neighborhood (Burns Park) and used *The Old House Journal* for guidance in rehabilitating his home. He stated his disappointment at the inappropriate changes made to many houses along Forest Street. Mr. Nagourney stated he was initially attracted to Ann Arbor by the beauty of the avenues and neighborhoods and historic designation would only serve to ensure that for the city as a whole and prevent radical change.

Jag Jagadish, 1835 Cambridge Road, OPPOSED

Mr. Jagadish, who has lived in the neighborhood for two years, enjoys the historic nature of his home and neighborhood. He looked for an older home and paid a premium for it, but he believes inclusion in a historic district should be voluntary. He feels an ordinance governing changes is not the way to achieve proper maintenance from homeowners. Mr. Jagadish also stated he feels homeowners should be trusted to do the appropriate work, especially given the premiums involved. He also feels preservation should extend beyond the front façade and include an entire building, exterior and interior. Mr. Jagadish stated he feels preservation is successful in downtown, pedestrian-friendly areas, not for larger-lot areas like the Washtenaw-Hill neighborhoods.

Eric Meves, 1706 Cambridge Road SUPPORTS

Mr. Meves stated he used to live in the Old West Side Historic District and that district has been around for a long time with no owners trying to exclude themselves. He commended the study committee for writing a fine report.

Barbara & David Copi, 1601 Cambridge Road SUPPORT

(letter sent with neighbor): To the Washtenaw-Hill Historic District Study Committee

We are sorry that we are unable to attend the 7:30 p.m. meeting this evening. We do want to say that we are in favor of the expansion of the Washtenaw-Hill Historic District to include our neighborhood. The adoption of this proposal is crucial to the long-term preservation of this wonderful old Ann Arbor neighborhood.

Yours truly,

Barbara & David Copi

Fred Bookstein, 1547 Washtenaw

(letter sent to E. Ramsburgh via e-mail): To the Ann Arbor Historic District Commission and anybody else interested

I'm sorry I can't be at today's meeting. In this email my wife Ede and I would like to share our thoughts with you on the proposed extension of the district. Actually, we live in the existing historic district, in the mid-nineteenth-century Frieze House at Washtenaw and Hill.

We'd like to mention three concerns: the appearance of the neighborhood from outside the houses, the appearance of the neighborhood from inside the houses, and the effect on property values.

People drive downtown or to the university along the streets that form the axes of the new proposal. Twice a day commuters see a moving vista of city life, with buildings that were mostly built to be consistent with their neighbors. And they were built at a time when that consistency was easier to achieve—fewer different kinds of buildings back then, a century ago. Once the consistency of appearance is lost, it is lost for everybody, thousands of people a day. Right now, Washtenaw and Hill are the only remaining classic approaches to the center of the city, but the only stretch that is protected is the corner right AT Washtenaw and Hill. If the rest is not protected better, changes will be random and thoughtless, like the teardown at 1600 Washtenaw a few years ago. Every time that happens, this very special neighborhood of Ann Arbor will be permitted to erode a letter more.

But we don't look at the neighborhood only from the outside, from the roads and sidewalks. We also look out of our OWN windows. Today, from our living room, we see a view that is partly in the historic district and partly outside. The view to the historic part, present and proposed, is really very attractive; the view to the other part, like 1600 Washtenaw, is not. Any historic district is really a SHARED amenity. Every property owner inside benefits from the rules that apply to everything they can see out their own windows. That benefit is a whole lot greater than the modest costs of conforming to the rules of appearance for remodeling or extensions. We've been in the Frieze House for 16 years now, and the city has never done anything with our proposed rehabs except make them better for us as well as for the neighbors.

The continuing pleasure of the view from the outside and the pleasure from the inside will combine to distinctly raise property values for the parcels that lie inside the district. Any collective amenity added to a neighborhood makes the residences more desirable. For anybody who looks out at the current historic district, the pleasant view would be widened. For everybody else in the proposed district, the view is upgraded or guaranteed.

As economic pressure on central Ann Arbor property continues to grow, it becomes more and more important to protect the aspects of the current scene that benefit both present and future owners. The proposed expansion of the Washtenaw-Hill Historic District is just such a change, with both private and public benefits. We very much hope that you will support this extension, and continue to sustain the features that have made Ann Arbor the most desirable place to live anywhere in the Midwest. Thank you.

Chandra Montgomery Nicol, 1404 Cambridge Road OPPOSED

(letter): To the Washtenaw-Hill Study Committee

I regret that I am not able to make the meeting tonight, I was called out of town unexpectedly at short notice. I am hoping that my opinion can be counted by means of this letter, instead of by my physical presence.

First, I want to say that I am very fond of the area in which I spent my entire childhood and most of my adult life. So much so, in fact, that I have chosen to return with my own family not only to Ann Arbor, but to the very same neighborhood. I find the style of the homes there very appealing. I do not favor the plans to make my home and the neighborhood a historic district.



My greatest concern, however, is for my individual rights as a property owner. I have spent a great sum of money to "come home." Purely and simply, I am offended that my right to design additions to my home, change its façade, or roof it with whatever materials I desire will be curtailed if this proposal is accepted. Furthermore, even if all my personal choices would fall within the realm of "approved changes" (which I believe most would likely be the case), I object to the necessity of having to ask a bureaucracy for permission to make any changes.

The planned district will make it more difficult, I believe, for owners to keep their homes updated and in good repair. By allowing only original and existing materials to be used for renovation, the cost of repairing one's home becomes difficult to those of us with unusual or outdated construction materials; slate roof and wooden sash windows, for example. Furthermore, the use of technologically improved windows, siding, etc., which could actually improve the home's insulation, may be denied. It does not seem sensible to me to require this of so many homes which are not "historically significant," but only "complementary" to those of significance.

We have a nice neighborhood that is well maintained. The changes you are proposing are neither necessary nor practical.

Sincerely,

Chandra Montgomery Nicol

Arthur Nusbaum, 917 Olivia OPPOSED

(letter): To Whom It May Concern:

I am writing as an owner whose property (917 Olivia) would be effected by the proposed expansion of the WHHD, since I am unable to attend the meeting in person. I am against the expansion of the WHHD for the following reasons:

While I respect the intent of such local preservation efforts, and am aware that they originated as a response to past destruction of historically significant properties, I am certain that the actual result of the expansion of the WHHD will be a monumental discouragement to property owners who already are very sensitive to the aesthetics and contexts of their properties. I myself, in the case of our home within the proposed district and downtown Ann Arbor commercial properties, have engaged in costly, time-consuming renovations that were as, if not more, respectful of their history and context, as would be required by a local Historic District Committee, without being forced to do so.

In one particular recent case, my company did have to go through local Historic District procedures to obtain permission to restore the front façade (and lobby, not within its authority) and brick-in the side windows of the locally historically designated building at 221 N. Main Street. We ended up doing the same work that we planned, with one important and detrimental difference. Going through the procedure required because the building is in an HD added several months, and many hours of extra work to prepare reports with text and photos, attend meetings, etc. to the project. There was no particular delay or controversy with the Commission, this was probably an exemplary, even "fast track" episode to its standards. But still, all that extra time and work were required, exacerbated by inconsistent contacts and not always clear standards or requirements. I was lucky that this was a business project and that I therefore was able to employ several staff members to assist in the work required by the Commission. All of the foregoing is fully documented at my office, and I invite any interested neighbors to come there and see the file for themselves, as well as the nearby subject building; every fine detail of which would have been done without the meddling of the Commission, and several months earlier.

I urge the property owners of this proposed district to consider my experience when they are assured that any proposed improvement to their home that falls within its authority "only requires review," as was stated at an earlier neighborhood meeting by a commission member. That mere "review" will take up significant time and work, enough to discourage some projects



that should be undertaken, or require the expense of a contractor's extra time and effort to determine and navigate the Commission's requirements.

Our society, and especially this community, has thankfully changed for the better since the days when areas like the Old West Side were saved from destruction by becoming a Historic District. There are other mechanisms to prevent any outrageously historically disrespectful proposal from being permitted, and it is not necessary to effectively embalm our neighborhood with a new layer of sclerotic bureaucracy that will stifle and impede, rather than protect and promote, its ongoing upkeep and preservation.

Sincerely,  
Arthur S. Nusbaum

Alan D. Wasserman, 1435 Cambridge Road OPPOSED  
(letter): Washtenaw-Hill Historic District: Proposed Expansion

Dear Ms. Edwards:

I am a resident of 1435 Cambridge Road and I am writing to express my opinions on the proposed expansion of the Washtenaw-Hill Historic District. Due to other commitments, I cannot attend this evening's meeting. For background, I have lived in the neighborhood for seven years and am an active member of civic ventures, including the City's Affordable Housing Task Force.

I am opposed to expansion of the district. The crux of my opposition is simple. Intrusion of government decision-making control into a settled and established neighborhood must be justified by some compelling public need. Further, the intervention should be directed specifically at those needs. Neither criteria are met with respect to this proposal.

I have reviewed the draft report, attended numerous meetings in our neighborhood, and discussed the proposal with members of the volunteer committee that drafted the report. Our neighborhood is not challenged (as was the Old West Side, for example) by redevelopment or destruction due to economic necessity. The single biggest factors that seem to motivate the desire of some to expand the district are: (1) preventing unwarranted demolition of architecturally pleasing homes; (2) regulating fraternities and sororities, which do tend to get run down and trashy; and (3) a well-intentioned desire to "preserve" a rare, traditional urban neighborhood.

Most of us who have bought homes in our neighborhood have made significant investments and are not the type inclined to demolish their homes nor neglect them nor to improve them in some outlandish, offensive way. I trust my neighbors to make their own decisions about home improvements. Our neighborhood is not overrun by demands to redevelop the property into high-density apartments as was the case in the West Side. In fact, it is just the opposite. Our homes have become far too valuable to risk.

The demolition issue is for me a fairly narrow one that should be addressed by a narrow ordinance that does not otherwise impede the rights of my neighbors. It is also of questionable value. The structures that are in danger of being demolished one day are those that are economically tenuous because they are too expensive to maintain. In our neighborhood, this means Greek houses, not residences. Including these houses within the District will only drive up maintenance costs and hasten their demise . . . it will not preserve the buildings. In fact, the past history suggests that as the economics for maintenance worsen, the structures will be burned, vandalized, and/or deteriorate so quickly that they cannot be renovated for other uses. This leads to vacant lots, not preservation.

Finally, I share the desire of my neighbors to live in a traditional neighborhood. Sadly, our misplaced policies on new development has meant that "traditional" neighborhoods no longer get built, adding price pressure on ours and making it all but unaffordable. This does not make our neighborhood "historic" in any sense of the word. By putting our homes in the district, I think we would be propping up already inflated real estate and make it even harder for regular folks to live there. My suggestion is that instead of fossilizing our neighborhood, the City look at

its other vacant tracks (like the Northeast) and plan new developments that duplicate the character of our neighborhood. While such new developments would be no more historic than our neighborhood, they would be equally successful and worthy of the attention devoted to preserving our own.

Please include this in the record. I will make every effort to attend and present my views in person the next time.

Sincerely,  
Alan D. Wasserman

**Michigan Historical Center  
State Historic Preservation Office**

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**Washtenaw-Hill Historic District Phase III, Ann Arbor, MI  
Staff Comments, April 5, 2002**

There should be clarification of the charge of the study committee. Is this a standing committee or a study committee? It is referred to in both terms in the report. The date that Ann Arbor's city council appointed the new study committee members should be included in the report. The statement on page 3 that "in 1999 the long-standing study committee was revived" is too vague.

PA 169 of 1970, as amended, requires a description of the boundaries in writing and on maps (§3(1)(d)(iv)). The written boundary description should be a legal description of metes and bounds or the dimensions reckoning from a landmark. An example is attached.

PA 169 of 1970, as amended, requires that study committees contain a majority of members with demonstrated interest in/knowledge of preservation and representation from one or more duly organized local historic preservation organizations (§3(1)). We recommend that the study committee report list the committee's historic preservation credentials and affiliations to show that these requirements have been met.

We recommend that the report document all sources for historical information.

We are concerned by the division of contributing resources into categories such as "significant" and "complementary" (page 5) and recommend deleting the sentence in paragraph 3, page 14, that "a presumption is made that there will be more allowance for changes proposed to buildings designated as complementary than to those designated as significant." Michigan's state enabling law, Public Act 169 of 1970 states that when establishing historic districts, a historic district study committee must be guided by the Secretary of the Interior's Criteria and Guidelines for the National Register of Historic Places. These criteria allow for the categorization of resources into two classifications: contributing and non-contributing. PA 169 also requires that historic district commissions use the Secretary of the Interior's Standards for Rehabilitation when reviewing work in a district. These standards should be applied equally to all properties, contributing and non-contributing, within an established district.





## ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of November 6, 2002

**SUBJECT: Washtenaw-Hill Historic District Phase III**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

WHEREAS, Public Act 169 (1970) Section 399.203(e) requires a review and recommendation by the local planning body prior to approval of an historic district; and

WHEREAS, Ann Arbor City Code Chapter 103 (Historic Preservation), Section 8:408(8), requires that the recommendations of the Planning Commission regarding a proposed historic district be submitted to City Council;

**RESOLVED**, That the Ann Arbor City Planning Commission recommends that the Washtenaw-Hill Historic District Phase III be expanded consistent with the Study Committee Final Report and that the proposed amendments to Title VI of Chapter 103 (Historic Preservation) be adopted by City Council, with the following changes:

- Require administrative approval rather than Historic District Commission approval for new accessory buildings, and provide guidelines for acceptable placement and materials of accessory buildings.
- Identify acceptable architectural styles and materials for new construction.
- Remove references to setback, placement and height requirements.
- Specify that tree protection refers to non-invasive species, and provide replacement and mitigation standards for removed trees.

### **STAFF RECOMMENDATION**

Staff recommends that the Washtenaw-Hill Historic District Phase III be **expanded** and amendments to the Historic District Code for the Washtenaw-Hill Historic District be **approved** with the changes as described in the Staff Report section of this report and listed in the above motion.

### **BACKGROUND**

District Boundaries and Characteristics - The Washtenaw-Hill Historic District Phase I and Phase II were adopted by City Council in 1980 and 1986, respectively. Phase I consisted of five properties (five structures) at or near the intersection of Washtenaw Avenue and Hill Street. Phase II expanded the district westward from the intersection to create a linear district of all properties fronting Hill Street between Washtenaw Avenue and South Forest Avenue, adding 19 properties for a total of 24. At the direction of then-Mayor Sheldon, the Washtenaw-Hill

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Historic District Study Committee was re-established in 1999 to review the existing district and possibly expand the boundaries to more clearly focus on the important Washtenaw Avenue and Hill Street corridors.

The proposed Phase III expands the district along Hill Street between Oakland Avenue on the west and Berkshire Road on the east, and along Washtenaw Avenue between South University Avenue on the north and Devonshire Road on the south. Properties along Cambridge Road, which roughly parallels Hill Street to the south, are also included between Olivia Avenue on the west and Hill Street on the east (see attached proposed district map). The proposed district will include 167 structures and nine vacant lots, for a total of 176 parcels.

The Washtenaw-Hill Historic District, including the proposed Phase III, "reflects a crucial era in the growth of the city," in which "the history and character of this area is reflected in the structures themselves," according to the Washtenaw-Hill Historic District Phase II Final Report (attached). During its development, the Washtenaw-Hill area was home to University students, faculty and staff. Today, the area primarily consists of single-family, multiple-family, and fraternity and sorority houses, a majority of which were constructed between 1910 and 1930, which coincides with a surge in growth of the University of Michigan. This early-twentieth century district is unique among historic districts in Ann Arbor as other districts generally reflect earlier time periods. Appendices of the Final Report document the date of construction and first-owner's name and occupation for most of the district's structures.

Chapter 103, Historic Preservation Ordinance, provides for the designation of historic properties or districts if a study committee determines the property or district possesses historical significance when taking at least one of ten listed criteria into account [Chapter 103, Section 8:408(3)]. The Washtenaw-Hill Historic District Study Committee, as stated in its Final Report, found that Phase III meets at least four of the criteria: (1) it is significant to the development of the community, its culture and heritage; (2) it is identified with persons who significantly contributed to the development of the community; (3) it is the embodiment of distinguishing characteristics of an architectural style valuable for the study of the period; (4) and it is identified with the work of a master builder, designer or architect.

Ordinance Amendments - Because the Study Committee has found that the Washtenaw-Hill Historic District Phase III is worthy of preservation, it has proposed amendments to Title VI Washtenaw-Hill Historic District of Chapter 103 (see attached). The proposed amendments were drafted by the Study Committee in 2001, submitted to the State of Michigan Historic Preservation Office in March 2002, and presented at a public hearing held on May 1, 2002. Revisions have since been made based on the State Historic Preservation Office recommendations and comments from property owners.

A complete replacement of Title VI Washtenaw-Hill Historic District is proposed within Chapter 103 Historic District Code. The proposed amendments identify the purpose of the district, offer a description of the district, and give preservation standards for the district (proposed Sections 6:1 – 6:3). Any proposal to demolish or move a structure, or for a change that alters the exterior appearance visible from a public right-of-way, will require Historic District Commission approval (proposed Section 6:3). This language is standard for all existing historic districts and historic properties in the City. Proposals will be reviewed using the Secretary of Interior's Standards for Rehabilitation (1995) as guidelines [proposed Section 6:3(a) – (j)], also standard for all existing historic districts and properties.



Many changes to existing structures within the district may be administratively approved, such as additions to the rear which cannot be seen from the front, window and door replacements with the same (size, shape, design and appearance of materials) windows and doors, roof replacements with the same type of material, porches added to the rear of the structure, clapboards repaired or replaced of the same as existing, and brick or masonry repairs matching the original (proposed Section 6:4).

New construction is addressed in proposed Section 6:5: "Any proposal for a new principal or accessory building in the district will require the review and approval of the Historic District Commission," per a listed set of guidelines. The guidelines require new buildings to use materials which are similar in texture, scale and pattern to those on prevalent existing buildings in the district [proposed Section 6:5(a)]. Placement of a new building must comply with established zoning regulations, but "should be equal to the average setback of not fewer than three neighboring buildings of similar use in either direction from the proposed building [proposed Section 6:5(b)]." Height should likewise be not greater than the existing average of three neighboring buildings, and the new building should complement surrounding structures in both general design and specific detail in the judgment of the Historic District Commission [proposed Section 6:5(c) and (d)]. Trees 12 inches or greater (diameter at breast height, DBH) in the front open space of any property may not be removed without Historic District Commission approval, unless diseased or dead (proposed Section 6:7).

### PLANNING BACKGROUND

Phases I and II of the Washtenaw-Hill Historic District are located entirely within the Central Area. Approximately 25 percent of the proposed Phase III is located within the Northeast Area, with the majority of the district remaining in the Central Area.

The Central Area Plan is organized to address six "issues areas," two of which are Housing and Neighborhoods, and Historic Preservation. While most Historic Preservation action statements are focused on the Old West Side Historic District, the general goals are applicable to all such areas in the Central Area (page 61). The Historic Preservation goals of the Plan are:

- To encourage the preservation, restoration or rehabilitation of historically and culturally significant properties, as well as contributing or complimentary structures, streetscapes, groups of buildings and neighborhoods.
- To preserve the historic character of Ann Arbor's Central Area.
- To enforce existing historic district ordinances through City staff, the Historic District Commission and neighborhood monitoring programs.
- To designate historic buildings to encourage their preservation.

Also applicable to properties located on the far west leg of the proposed Washtenaw-Hill Historic District Phase III, most of which are zoned R4C (Multiple-Family Residential), is an action found within the Housing and Neighborhoods issues area of the Plan (page 25):

- HN 14 – Reinforce student neighborhoods in the area south and west of Central Campus by developing new zoning definitions and standards that support organized group housing opportunities. ...

This action was developed in response to the difficulties experienced by property owners in this neighborhood in making improvements due to zoning non-conformities.

New construction on the existing vacant lots, or on lots newly created through land divisions, would be infill development within the district. The Central Area Plan addresses infill in a Housing and Neighborhood action and Historic Preservation actions:

- HN 48 – Draft and adopt guidelines for infill development (e.g. single structure on a lot, facing public street, site coverage, etc.). These guidelines may vary from neighborhood to neighborhood. (page 28)
- HP 21 – Develop site design techniques that encourage creative design while maintaining sensitivity for existing neighborhood character. (page 62)
- HP 27 – Encourage the use of the PUD or Planned Project alternatives to provide flexibility in redevelopments. (page 63)

The current (1989) Northeast Area Plan states, “the preservation of historically and culturally significant sites, structures, streetscapes and neighborhoods should be supported. Adaptive reuse of historically and culturally significant structures which would be compatible with surrounding uses should be encouraged (page 8).” The Plan goes on to say:

“The northeast area currently contains one historic district, ... [and] the establishment of historic district ordinances for two neighborhoods located within the [Northeast Area] study area, Washtenaw-Hill and Northside, should be considered. The Washtenaw-Hill district is proposed to encompass the residential neighborhoods north and south of Geddes Avenue and extending east along Washtenaw Avenue. ... Regulations for these districts should closely resemble those for existing residential historic districts, such as the Old West Side and the Old Fourth Ward.” (page 20)

The most recent (May 16, 2002) draft Northeast Area Plan addresses historic preservation via Goal D: “To support the continued viability, health and safety of Northeast residential neighborhoods.” Particularly relevant objectives of Goal D are:

Objective 1: Encourage new development within established residential areas to compliment the design elements of the neighborhood, including size and height.

Objective 3: Protect the integrity of historic neighborhoods.

Action statement a): Encourage qualified structures and neighborhoods to apply for historic designation.

Action statement b): Encourage the rehabilitation, reuse, or relocation of historically significant buildings.

## STAFF REPORT

### Study Committee Final Report

The Study Committee Final Report documents the history and significance of the existing and proposed district. It is clear that structures within the district represent the growth of an era in the City's history not found anywhere else. By demonstrating that at least four of the ten criteria are embodied in the built environment of Washtenaw-Hill, the Study Committee has shown that the proposed district is a worthy candidate of historic district designation. The proposal is consistent with the recommendations of the Central Area Plan and the Northeast Area Plan. Missing from the Study Committee Final Report is information about why historic district



designation is considered necessary at this time. This information should be provided as part of the submission to City Council.

#### Ordinance Amendments

The proposed ordinance's sensitivity to new and evolving technologies may offer the benefits of new construction materials which have the same characteristics of historically-used materials. This is particularly evident in proposed Section 6:5(b) where windows and doors may be replaced with components having only the same "appearance of materials" as those existing. Language applying Secretary of Interior's guidelines for changes to the exterior appearance [proposed Section 6:3(a)-(j)] is consistent with language used throughout the country, including all other City of Ann Arbor historic districts.

Accessory Buildings - Staff is concerned with the requirement for accessory buildings in the district to be reviewed and approved by the Historic District Commission (proposed Section 6:5). This would require every new garage, storage shed, and pool building (for example) for every property within the district to go through a formal review of the Historic District Commission. By comparison, the Old West Side historic district, requires "all buildings other than accessory structures" to be approved by the Historic District Commission. Historic District Commission review seems unnecessary, as there are mechanisms in place to flag any unusual accessory building proposals through the standard building permit system. It seems to be an inefficient use of time and resources for both the Historic District Commission and property owners to have the Commission review routine accessory building proposals.

Staff recommends that the proposed ordinance be amended to allow accessory buildings to be administratively approved, and to identify any unique placement or material standards that should be applied in that review and approval.

New Construction - Staff also is concerned that requirements for new construction, particularly for infill development, are possibly vague (proposed Section 6:5). The Historic District Study Committee Final Report has found that 75 percent of the structures in the proposed district were built in styles whose popularity peaked between 1900 and 1930, including "the Colonial Revivals (both Dutch and Georgian), Classical Revival, Spanish Mission, Prairie, Craftsman, and the wildly popular Tudor Revival (page 6)." This is a wide variety of distinct architectural styles and the typical material used for facade treatments is varied. Staff suggests identifying these, presumably, acceptable styles – and, by extension, the acceptable materials – in the new construction guidelines. If the Study Committee has deliberately left the acceptable styles and materials vague to allow a greater degree of flexibility, an indication of styles and materials which would not be approved would help clarify the ordinance to potential new construction developers within the district.

Setbacks - Also related to new construction and infill development concerns is the proposed Section 6:5(b) and (c) regarding setbacks and height. The Study Committee Final Report does not identify setbacks or height as unique characteristics to the district. The height limit in residential districts is 30 feet. The minimum required front setback for the R2A and R4C



districts is 25 feet. Chapter 55, Section 5:57, addresses averaging a front setback line<sup>1</sup> where the established front setback along the street is different from the minimum required setback, up to a maximum of 40 feet. Not only does the proposed Section 6:5(b) conflict with the Zoning Ordinance in the "up to ..." regard, but the proposed method to determine the average setback differs from the Zoning Ordinance. Furthermore, the R2B district, which characterizes most of the homes in the district with large setbacks, requires use of the established front setback existing when the Zoning Ordinance was adopted (1963). This provision should protect the district from inappropriate additions to the front of these existing structures.

Staff recommends that all references to setbacks and placement be deleted from the ordinance, as well as height restrictions, as the Zoning Ordinance regulations effectively deal with these issues.

Tree Protection – Proposed Section 6:7 requires that healthy trees 12 inches or greater at DBH, located in the front open space, may only be removed with Historic District Commission approval. Dead, diseased or damaged trees may be removed if found to be so by "the City." Staff and the Land Development Coordinator note that the proposed section does not offer guidance to what species of trees, or if all trees, are to be protected. Some tree species (per Chapter 57 Land Development Regulations 1:2) need only to have 8 inches at DBH to qualify for landmark status. Staff presumes that the intent of this section is primarily for aesthetic purposes, but in terms of natural features protection, staff suggests that the ordinance exclude invasive species regardless of size. Staff also notes that neither replacement of removed trees (with Commission approval) nor mitigation for unapproved tree removal is addressed in the ordinance. Staff recommends the intent of the proposed tree protection be clarified and some standard for replacement specified.

Land Divisions - Finally, staff notes that the proposed ordinance does not address subdividing existing lots within the district. As the proposed ordinance (and all existing historic district ordinances) are mute regarding land divisions, Chapter 55 (Zoning Ordinance) and Chapter 57 (Subdivision and Land Use Control) regulations apply to any proposed land division inside or out of the district. Staff does not suggest that guidelines for land divisions be included in the ordinance, since current standards offer adequate guidance for land division review.

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jsj/10/31/02 *WLF*

Attachments: Map of proposed Historic District boundaries  
Zoning/Parcel Map  
Washtenaw-Hill Historic District Phase III Study Committee Final Report  
Draft Ordinance – Washtenaw-Hill Historic District

C:  Building Department  
 Washtenaw-Hill Historic District Study Committee

<sup>1</sup> Chapter 55, Section 5:57 – In a residential zoning district, where the average of the established front setbacks of structures on all adjacent lots, which are located within 100 feet of either side of a lot and on which there are existing buildings, is greater than the required front setback specified in this chapter, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed 40 feet. Where such average of the established front setbacks is less than minimum required front setback, the required setback line may be reduced to this lesser average depth, but in no case to less than 10 feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for that zoning district, in which it is located.