

Ann Arbor, Michigan

**Preservation
for
Cobblestone Farm**

**Report
of
the
Cobblestone Farm
Historic District Study
Committee**

January, 1982

TABLE OF CONTENTS

	Introduction	vi
I	THE HISTORY OF COBBLESTONE FARM	1-38
	The Land, The People, and The Farm	1
	Beginnings: The Maynard and Ticknor Families, 1824-1860	1
	The Booth Family Tenure: 1860-1880	5
	Brief Interlude: Burke to Chandler, 1880	7
	Three Generations of Campbells: 1881-1973	7
	The Architectural Significance	15
	The Exterior of the Cobblestone House	15
	The Interior of the Cobblestone House	19
	Nature of the Structure	21
	The Exterior of the Wooden Kitchen Ell	21
	The Interior of the Wooden Kitchen Ell	23
	The Cobblestone Farm Association	25
	The Condition of the House and Land When Acquired in 1973	25
	Beginnings of the Cobblestone Farm Assn.	25
	Achievements of the Cobblestone Farm Assn.	27
	Noteworthy Achievements	29
	On-Going Activities	37
II	PRESERVATION OF THE FARM	39-73
	Goals and Objectives	39
	Preservation Guidelines for the Site	41
	Introduction	41
	The Cobblestone Farm and Its Neighborhood	41
	The Future Needs of the City and the Cobblestone Farm	45
	Major Design Issues	45
	Conceptual Site Plan	49
	Site Plan Specifics	51
	Conclusion	53
	Preservation Standards for the House	53
	Introduction	53
	The Exterior	54
	The Interior	55
	Implementation	63
	Administration	63
	Financing	63
	Future Plans	65
	APPENDIX A	67
	APPENDIX B	77
	APPENDIX C	79
	BIBLIOGRAPHY	83

LIST OF ILLUSTRATIONS

Cover: Sarah Campbell at the east front gate with a family dog, early spring 1899.
The picture was taken by her brother, Robert Clair Campbell, the family photographer.

<u>Illustration No.</u>		<u>Page</u>
1	The Cobblestone farmhouse, 1972	vi
2	Carrie Reade Campbell on the front lawn, 1903	viii
3	1856 County Map showing Ticknor holdings	2
4	1874 County Atlas showing Booth holdings	4
5	1895 County Atlas showing Campbell holdings	5
6	William Campbell with pet dairy cows, 1900	6
7	Campbell family portrait, 1889	8
8	Howling family and hired man Alexander Noble, 1900	9
9	Sarah Campbell in the kitchen, 1899	10
10	Around the kitchen stove, 1899	11
11	Alexander Noble with the farm horses, 1900	12
12	Historic outbuilding locations	14
13	East facade, winter, 1973-74	16
14	South (front) facade, 1972	18
15	First and second floor plans	20
16	The wooden kitchen ell, mid-1930s	22
17	The west piazza, winter, 1974	24
18	The archaeological dig, summer, 1975	30
19	Spring Festival, 1978	32
20	Cicarelli drawing	38
21	1980 aerial photograph of the Farm	40
22	Existing conditions	42
23	Design issues: historic outbuilding locations and existing conditions	46
24	Concept plan	48
25	Master site plan	50



ILLUSTRATION 1

The cobblestone farmhouse at the time of the City's purchase, in the winter of 1972-73. Photo by Herb Pfabe.

INTRODUCTION

In 1976 the Cobblestone Farm Association began the task of writing a Preservation Plan for the restoration of the Cobblestone Farm. After two years of examining goals and objectives, and collecting relevant research and data, a draft plan was completed.

At about the same time, the Historic District Commission and the Cobblestone Farm Association came to the conclusion that the site should be protected as a historic district under the City of Ann Arbor Historic District Ordinance. Designating Cobblestone Farm as a historic district will provide continuity in the operation of the Farm through changes in leadership in the Association, the Commission, and the City.

The Cobblestone Farm Association and the Historic District Commission felt that the Preservation Plan and the report to be prepared for the historic district ordinance could be combined into one document. Therefore, on January 22, 1979, both groups requested that the Ann Arbor City Council appoint a Study Committee to complete the Preservation Plan and prepare a draft ordinance.

The Preservation Plan is the work of the following committee members:

Howard Bond	Frances Lyman
Jacquelyne Greenhut	Adrienne Malley
Nan Hodges	Raleigh Morgan
Douglas Koepsell	Richard Neumann
Peter Pollack	

The Study Committee gratefully acknowledges the help of the following people whose special knowledge of the Ticknor-Campbell house contributed to the report: George and Mary Campbell, grandchildren of William Campbell and last private owners of the house; Jean Stanger and Margaret Saxon, who did the research for and prepared the interior decorating standards; and Steven Hamp, caretaker of the Cobblestone Farm, 1976-1981, and author of "The Ticknor-Campbell House: The Campbell tenure," an unpublished study of the Campbell family's farming operation.

A special word of thanks is owed the Parks Department of the City of Ann Arbor. Throughout all phases of the restoration since 1974, the Parks Department has been the willing partner of the Cobblestone Farm Association by providing financial resources, planning, and maintenance for the Farm.

The preservation plan is intended to be a flexible document. The research contained within it is not exhaustive. There is still much to be learned about the Farm, its people, and the part that it played in the history of Ann Arbor. As new research is completed and new concepts are formed, the plan will be altered. We believe that the plan is strong enough to withstand major change, but that it must evolve just as the Farm itself has changed with each generation.



ILLUSTRATION 2

Carrie Read Campbell on the front lawn with her baby, William Read Campbell, and a guest in 1903. Photo by her husband, R.C. Campbell.

THE HISTORY OF COBBLESTONE FARM

THE LAND, THE PEOPLE, AND THE FARM

Beginnings: The Maynard and Ticknor Families, 1824-1860

The history of the Ticknor-Campbell Farm properly begins in June, 1824, when Ezra Maynard, an early settler in the Ann Arbor area, and his son Charles began to clear and work a 240-acre farm in Section 3 of Pittsfield Township. The acreage extended along the north side of Packard Road from Platt Road on the east to Colony Road on the west.* Maynard's name appears in the territorial tract records as the first settler to own this site. He began the farm by planting the first forty acres cleared in potatoes, turnips, a vegetable garden, and wheat.

Ezra Maynard's family lived first in a square log house on Mallet's Creek. Sometime later, perhaps after Charles Maynard became owner of the farm in 1826, a small frame house was built for the family. In 1835, Charles Maynard, desiring to follow the frontier westward in Michigan, sold the farm for \$1500 to Heman Ticknor who was acting on behalf of his brother Benajah, a surgeon serving in the United States Navy.

When in 1840, Dr. Ticknor found his brother Heman, his wife Eliza and their seven children crowded into the small frame house, he may have begun to think of a larger house and extensive outbuildings for the farm. Construction of the cobblestone house was under way in 1844, and in August of that year Dr. Benajah Ticknor was an occupant of the first home that he had ever owned, sharing the house with his brother Heman and his family. Sometime during the construction period in 1844-45, the small house was moved to and placed against the rear fieldstone wall of the stone house. A kitchen, pantry, milk room, indoor-outdoor privies, washroom and woodshed were added on the ground floor with a spacious hired men's dormitory on the second floor. The east and west sides of this extended wooden kitchen ell were completed with columned porches or "piazzas."

While Benajah Ticknor was at sea or on duty in various naval hospitals, Heman Ticknor and his family farmed the land. Almost at once Heman became active in local political and agricultural affairs. At various times from 1835-1850, he served as Pittsfield Township Supervisor, Treasurer, and Justice of the Peace, and one of three Superintendents of the Poor in Washtenaw County. During the 1840s he was both judge and prizewinner in fairs sponsored by the Washtenaw County Agricultural Society. By the time Dr. Benajah Ticknor became a permanent resident in Ann Arbor, his brother Heman was recognized as a successful farmer and Whig politician.

*Packard, Platt and Colony did not exist until much later. We will use the names here, however, to enable the present day reader to visualize the extent of the early land holdings.

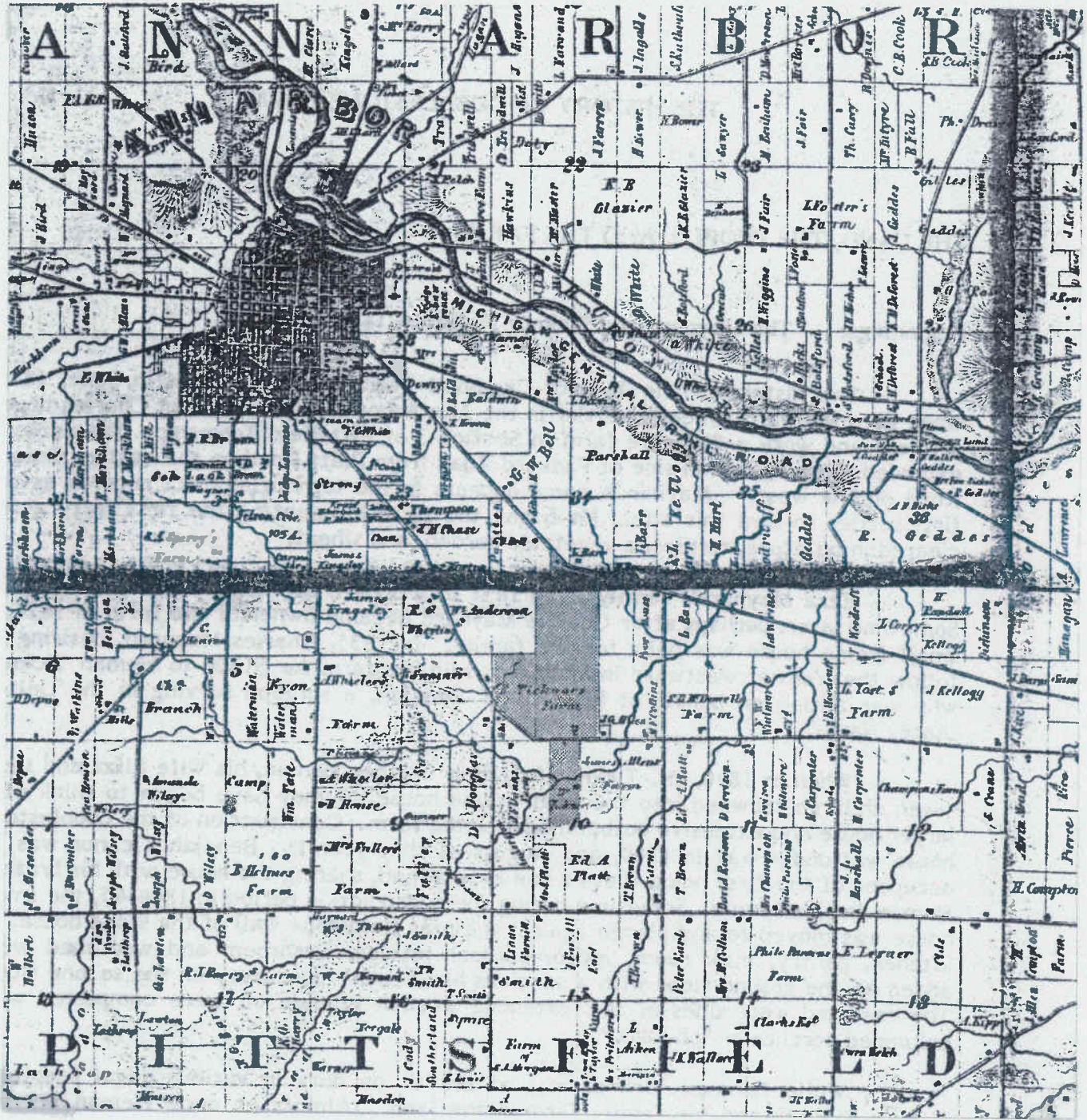


ILLUSTRATION 3

1856 County Map showing the Ticknor land holdings.

Benajah Ticknor, originally from Salisbury, Connecticut, and his wife Gesie Bostwick Ticknor, a New Englander whom he had met and married in Canfield, Ohio, lived on the farm for short periods in 1844-45, 1848, and 1851-52 between assignments to the naval hospital in Boston and a voyage to Japan. Upon his retirement from the Navy in 1854, Dr. Ticknor lived on the farm until his death in 1858. During these years he participated in the social, religious, and intellectual life of Ann Arbor and acted as a much-sought-after medical consultant because of his world-wide experience. He was also a fascinating self-taught classical scholar, a mathematician, a philosopher, and a diarist who recorded his thoughts and experiences in a journal which he kept faithfully from 1818 until shortly before his death in 1858. A copy of this journal is in the Bentley Historical Library on the North Campus of the University of Michigan, the original being at Yale University.

The Ticknor farm was expanded in 1846 by the purchase of an additional 80-acre section of land which extended to the western border of Section 3, Pittsfield Township, including the original Stone School plot. Also during this year additional outbuildings which Dr. Ticknor had ordered to be constructed before leaving for the Far East in 1845 were completed. A large barn, existing from the Maynard tenure, formed the eastern boundary of the farmyard. The Ticknor additions included a sheep barn or three-sided enclosure open to the south, a horse barn, a corn crib, a chicken house, an ice house, a smoke house, and a wind mill.

Benajah Ticknor, in his relatively brief residency at the farm, took an active interest in agriculture. He observed the latest and most improved types of mechanized farm equipment and purchased for his brother the best strains of rust-resistant Mediterranean wheat. His brother Heman, however, managed the farm until 1859.

Wheat, buckwheat, clover seed, hay, corn, and oats were the principal crops. Dairy cattle, pigs, sheep, chickens and bees were bred and raised. An orchard was planted west of the house extending as far west as Stone School Road. The view of this orchard, the garden, and the distant fields from the west piazza of the kitchen wing was one which Benajah Ticknor noted with pleasure in his diary in June, 1852.

The Booth Family Tenure: 1860-1880

In 1860, Gesie Ticknor, who had inherited the farm from her late husband Benajah, sold it to Horace Booth. The Booth family retained the property for twenty years, adding to the farm acreage and to the farm buildings. In 1859, a portion of the farm south of Packard Road in Section 10, comprising fifty acres, was separated and sold to Heman Ticknor. On this land directly opposite the cobblestone house, Heman built his family a smaller wooden replica of the stone house.

When Nelson Booth obtained the farm from his father, he owned the land east of the Ticknor farm extending as far as Platt Road and the eastern boundary of Section 3 of Pittsfield Township. He later acquired twenty acres on the south side of Packard Road. These lands were added to the original Ticknor holdings, the total farm area then probably amounting to some 400 acres or approximately 5/8 of Section 3 of the Township.

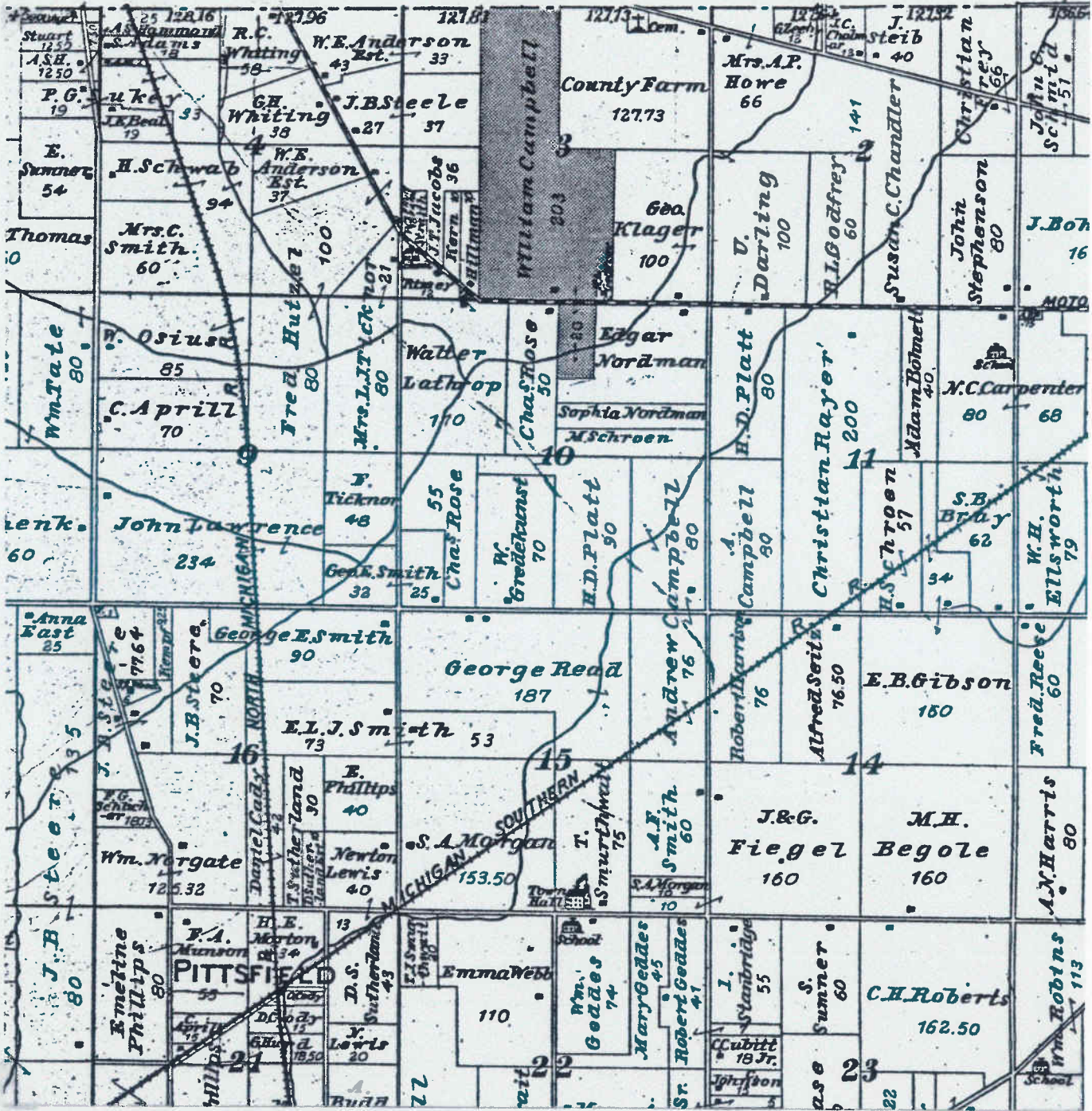


ILLUSTRATION 5

1895 County Atlas showing the Campbell land holdings.

12



ILLUSTRATION 6

Although William Campbell raised Registered Short Horns, the family's supply of milk and butter came from a Holstein and a Jersey, dairy cows shown here with Mr. Campbell in the lot west of the house about 1900. Photo by R.C. Campbell.

Nelson Booth raised and sold nursery stock, and he extended the Ticknor apple orchard by fifteen acres on the land to the north and northwest of the house and the existing orchard. He was also a fancier of thoroughbred racing horses. To accommodate them, he built a large "basement barn" north and slightly west of the assemblage of farmyard outbuildings. This type of barn is typical in Michigan. It features a grade at the main entry which enabled horses and wagons laden with hay or grain to drive directly into the bay on the second story next to the granary and the hayloft. Cows and horses entered the barn on the ground level of the structure. The carriage house and shop were built on the east side of the existing outbuildings in the farmyard.

Additions made by Nelson and Sophia Bassett Booth to the front yard and main entrance of the farmhouse were in keeping with his apparent desire to update the style of the front of the house and to accommodate his horse and carriage as well as those of visitors. An oval carriage drive flanked by trees was built to allow easy access to and from Packard Road. A two-tiered wrought iron fountain, fed by means of a pipe passing under Packard Road and drawing water from a spring some 500 feet to the south, was installed in a central position within the confines of the carriage drive. In addition, a porch in the then popular "Italianate Bracketed" style was built on the south (front) facade.

Brief Interlude: Burke to Chandler, 1880

William and Catherine Burke purchased the farm in 1880. Later in the year it was sold to Susan Chandler. The Burkes retained the southwestern 80 acres of Section 3 with the exception of the Stone School triangle which had been separated earlier.

Three Generations of Campbells: 1881-1973

In 1881 a Scottish immigrant, who had been a school teacher and later a merchant in Ypsilanti, purchased the farm from Susan Chandler. At this time the eastern-most portion extending to Platt Road was separated and not included in the sale. The total acreage of William and Mary Aulls Campbell's purchase in 1881 was approximately 225 to 230 acres. This included what is presently Buhr Park to the northern line of Section 3, as well as both flanking pieces of land east and west of the farm house along the north side of Packard Road. The 20-acre parcel south of Packard Road was also included in the Campbell purchase.

Robert Clair Campbell, who inherited the Ticknor-Campbell farm from his father, expanded the farm sometime before 1912 by buying a 50-acre plot south of Packard Road extending as far east as Platt Road. He also purchased a small strip of land a mile north of the house to gain access to Washtenaw Avenue. R.C. Campbell's total holdings were then 275 acres.

With the death of R.C. Campbell in 1945, the farm passed into the ownership of his wife Carrie Read Campbell, his sons William and George, and his daughter Mary. They continued to farm until all of the acreage was sold except the 4.5 acres on which the house stands. A portion was sold in the late 1940s for development, and



ILLUSTRATION 7

Campbell family portrait taken at the E.B. Lewis Studio, 12 South Main Street, Ann Arbor, January 3, 1889. Clockwise from the upper left are: Sarah Campbell, age 13; William Aulls Campbell, age 29; Robert Clair Campbell, age 18; daughter-in-law, Mattie Ormsby Campbell; Mary Aulls Campbell; her daughter Lois; and husband, William Campbell.



ILLUSTRATION 8

In the farmyard in the fall of 1900 are William Howling (left) with his wife and daughter Gladys and (right) hired man, Alexander Noble. The buildings seen behind them are from left to right: the side of the corn crib, the large Booth barn, the Ticknor horse barn, the Wonder windmill, the chicken house, and the carriage house and carpentry workshop. The sheep shed is hidden behind the wagon full of barrels of apples. The Howlings lived on the farm at the time, managing it for the Campbells.



ILLUSTRATION 9

Sarah Campbell, known to her family as Sadie, is cleaning a lamp chimney in the farm kitchen in early 1899. Photo by R.C. Campbell, her brother.



ILLUSTRATION 10

From R.C. Campbell's diary, March 12, 1899: "Took a flashlight picture in kitchen in the evening. Anna Campbell visiting. Mother laid up with the grip." Anna, his cousin, is on the left as Sadie holds a piece of cut apple out to the photographer who cleverly managed to include himself in the picture. He is holding a thread off camera which ignites flash powder in a pan timed to coincide with the exposure of the glass negative.

16



ILLUSTRATION 11

Hired man, Alexander Noble, is shown here with two of the farm horses in the barnyard around 1900. The outbuildings (for descriptions, see illustration 8) were destroyed by fire in 1924.


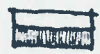

the 39 acres that were to become Buhr Park were sold in the early 1950s. The Buhr Park acreage was bought by the family of Joseph Buhr, Sr., founder of the Buhr Machine Tool Company, and in 1955 given to the City of Ann Arbor for a park to be named in his honor. In February, 1973, Mary and George Campbell sold the house and the last 4.5 acres of land surrounding it to the City of Ann Arbor to complete Buhr Park.

The Campbells maintained a full working farm from 1881 until the land was sold. All three generations of the family farmed, but the most intensive and extensive operation was most probably under William Campbell in the last two decades of the 19th century. Although he always maintained an outside occupation, he farmed the land and raised animals with the help of a small crew of hired men. The Portrait and Biographical Album of Washtenaw County, Michigan noted that William was a "breeder of thoroughbred Durham Cattle, (kept) a good grade of horses, and (raised) a variety of crops." As was typical of the self-sufficient 19th-century farm, chickens and hogs were raised to provide eggs and meat for the family dinner table, the excess being sold for cash income. An 1892 entry in William Campbell's diary records the livestock inventory as being 41 hogs, 48 cattle, and 9 horses. Cattle were raised for sale as breeding stock or milk cows. Later, under R. C. Campbell and his sons, cream and other dairy products became dominant. He raised sheep on the hilly sections of land north of the house. When he acquired a tractor he stopped plowing this section because of the steepness of the grades and, instead, fenced it in as sheep pasture.



Following, very probably, a five-year rotational plan that had been developed by the Ticknor and Booth families, the three generations of Campbells planted a variety of grain and seed crops in such a sequence as to maximize yields and to maintain the highest degree of soil fertility. In the first year the sod was rolled under and corn planted to be harvested in the autumn. In the second year, oats were planted in the spring and harvested in September, after which the ground was plowed and planted with winter wheat. In the third year the wheat planted the previous autumn was harvested in July. That same spring, clover, timothy, or alfalfa were seeded in the fields of emerging wheat. After the wheat harvest, this cover crop grew for cutting the next year. The field was then left in hay production for two or three years and mown periodically until quality declined. The sod was then plowed under and corn was planted the following spring to begin the cycle once again.

The operation usually lasted about five years with corn being harvested the first year, oats the second, wheat the third, and hay for the last several seasons of the cycle. Substitutions in this basic plan included the occasional shift from wheat to rye and from oats to barley. For the hay crop used to feed cattle and horses, William Campbell used both clover and timothy. R. C. Campbell also used both, and sometimes planted alfalfa. This process went on in several fields simultaneously, with three undergoing the same type of planting in any one season.

Approximately ten acres to the west of the house were cultivated. The largest field to the east of the house extending over the Easy Street area was also cultivated together with some acreage to the north of the house in what is now Buhr Park. There were cultivated fields, too, on the holdings south and east of Packard Road. Much of the hilly area north of the house in what is now Buhr Park was increasingly reserved for pasture land. William Campbell usually had all available acreage under the plow. His cultivation was more extensive than his son's because he plowed the land with horses which could negotiate the steeply-graded hills north of

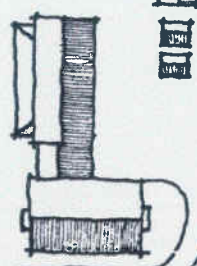
BASEMENT BARN  **SHEEP SHED**  **EAST BARN** 

 **ORCHARD**  **HORSE BARN**
 **WIND MILL**

 **GRAINERY & CORN CRIB**  **CHICKEN HOUSE**

 **CARRIAGE HOUSE**

 **SMOKE HOUSE**
 **ICE HOUSE**



PACKARD ROAD

ILLUSTRATION 12

THE COBBLESTONE FARM
ANN ARBOR, MICHIGAN

HISTORIC
OUTBUILDING LOCATIONS


NORTH
OCTOBER, 1980

21

the farmyard. It was after his son R.C. bought his first Fordson tractor that it was necessary to stop cultivating these fields. From this point on R.C. pastured sheep on this irregular land. By the 1920s, R.C. Campbell had switched from breeding cattle to dairy production. From the late 1930s to 1952 he concentrated on producing grain, cream, and veal calves.

The Campbells enjoyed the orchard planted by Nelson Booth to the north and northwest of the farm (15 acres) until 1914 when the San Jose scale struck the apple trees killing most of them.

Typical of farm families, the Campbells planted a vegetable garden each year. They used the marshy wet area near the north barn and the gravel pits to grow sweet corn, parsnips, and strawberries. The major vegetable garden was located in a different area each year, usually on the end two or three rows of an upland plowed field. This annual garden rotation was done so that the soil would not become exhausted and also so that maggots and other insects would not breed in the garden soil from year to year. The Campbells grew sweet corn, potatoes, parsnips, onions, tomatoes, peas, navy beans, pumpkins, carrots, beets, lettuce, radishes, and cabbage.

As indicated above in the Ticknor and Booth sections of this history, the basic barn and outbuilding arrangements, with one exception, were complete by 1881 when William Campbell purchased the farm. A major addition to the site of the farmyard was made in 1901 when William and his son R.C. moved a large bank barn built by Nelson Booth from its original location on what is now Easy Street to the marshy area north and slightly west of the barnyard and other outbuildings.

William Campbell, at some point in his tenure of the farm, bought thousands of rails according to his granddaughter Mary Campbell. With these he built a split rail fence around the northern and eastern boundaries of his property abutting on the County Farm land. He installed the first wire fence on the western boundary of his land near what is now Colony Road. An 1898 Campbell photograph shows a white picket fence separating the south (front) lawn of the farm house from Packard Road.

From 1881 the barn and outbuilding inventory in the Campell Family farmyard was basically that established by the Ticknors and the Booths until 1924 when a fire burned all of the outbuildings with the exception of the basement barn described above. An 1899 Campbell photograph shows the hired man holding two horses in the center of the farmyard and the 1976 Charles Ciccarelli print also shows the house and outbuildings as they then appeared. The farmyard buildings were located north and slightly east of the end of the kitchen ell. (See illustrations 11,12, and 21.)

ARCHITECTURAL SIGNIFICANCE

The Exterior of the Cobblestone House

The Ticknor-Campbell house is affectionately known as Cobblestone Farm by the people of Ann Arbor. The name itself evokes thoughts of beautiful architecture and life on the farm.



ILLUSTRATION 13

The east facade of the cobblestone wing has its windows boarded up after vandals broke into the empty house in early 1973. A temporary roof has already been installed on the kitchen ell at the right.

The cobblestone house, built in 1844 in the Classic Revival style, is one of the finest of the few examples of cobblestone construction in Michigan and one of only two remaining in Ann Arbor. Together with the wooden kitchen ell in the rear, it forms an unusually fine example of a pioneer Michigan farm dwelling. Because of the superb cobblestone architecture and the historic significance of its hand-done construction methods, the Ticknor-Campbell house was included in the Historic American Buildings Survey of 1936, at which time drawings of its exterior and interior were placed in the Library of Congress. The home was placed on the National Register of Historic Places in 1972 and on the Michigan Register shortly thereafter.

The construction of the cobblestone house was probably the work of Stephen Mills, who had learned his trade in western New York state. In the region surrounding Rochester, New York, cobblestone architecture became popular during and after the digging of the Erie Canal. The abundance of glacially-deposited stone available both in western New York and in southern Michigan determined the unusual building material. The Classic Revival architectural form derives from the 18th Century Georgian antecedents of colonial New England and Virginia. It is possible that this architectural form was chosen by the owner, Benajah Ticknor, because of his New England heritage, his family having settled in Salisbury, Connecticut. There are, however, no entries in his voluminous diary to substantiate this. Certainly the overwhelming majority of the cobblestone houses in the Erie Canal region of New York are in the Classic Revival or the Federal styles.

The Classic Revival style of the cobblestone house is reflected in the balance of architectural elements: the use of square "dressed" stone quoins at wall corners; and the use of enclosed columns, pier windows, or sidelights; and a straight lintel spanning the impressive front entry. The exterior of the house is bilaterally symmetrical, divisible into two mirror images matching window for window and chimney for chimney. The desire for exterior visual symmetry is evident in the chimney arrangement below the roof line where an interior offset was used to achieve the exterior effect of absolute balance above the roof. It also features the typical in-turned cornice or fascia under the eaves and louvered shutters flanking the windows.

The historic importance of the cobblestone house, in addition to its architecture and its function as a pioneer farm dwelling, lies in its hand-done construction techniques and the highly-refined treatment of the cobblestone masonry. Cobblestone architecture, which was dependent upon slow, exacting construction around a framework built by the post and beam or mortise and tenon method, fell into disfavor in the middle of the 19th Century with the development of steam-powered saw mills, the consequent availability of cheap wood, and the invention of "balloon" construction. The latter used a light-weight wooden frame, nailed together at the joints which bore the weight of the walls and roof formerly borne by massive hand-hewn timbers.

The Ticknor-Campbell house was built by the earlier construction type of hand-hewn oak members joined by mortise and tenon. The walls and roof are supported by this framework and by the two-foot thick masonry wall of mortared stone rubble. The finishing courses of cobblestones were integrated by veneering onto the rubble-stone inner wall. Four symmetrically-placed chimneys of common red brick were built within the walls on the west and east sides of the house to serve the four fireplaces within. Accordion-split lath and square-cut nails were used throughout. Thus, the cobblestone house with its wooden kitchen ell, represents one

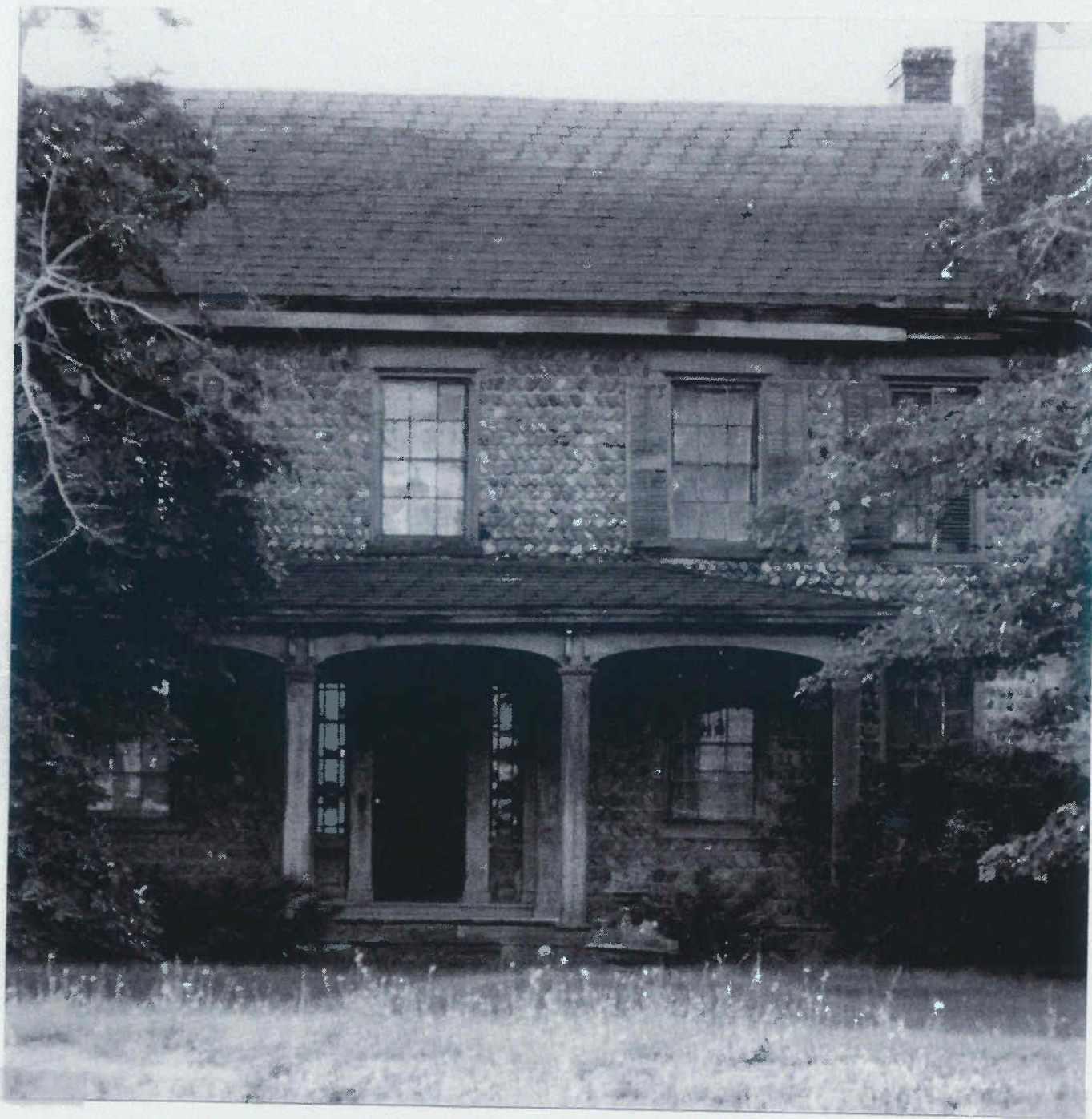


ILLUSTRATION 14

A view of the front facade in the summer of 1972 shows the porch still standing and highlights the herringbone pattern of the cobblestones. Photo by G. Thompson.

of the last remaining examples of a completely hand-built house, a portion of which is in the rare cobblestone medium. The house was built during a time when Michigan, like the rest of the country, was rapidly becoming dependent on machine technology and was shifting to new construction methods.

The refinement of the stone work evident in the Ticknor-Campbell cobblestone house represents a mid-point in the development of the techniques of masons who worked in this demanding medium over a quarter of a century. In order to understand why the home is an outstanding example of cobblestone architecture, it is necessary to understand something of the history of that form.

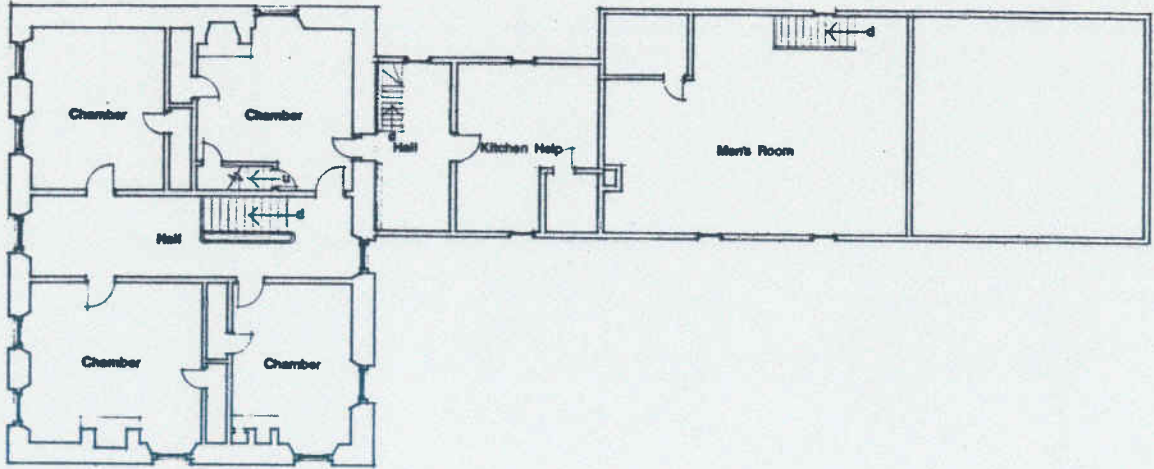
At the beginning of the cobblestone era (1825), masons used irregularly shaped stones and paid no particular attention to the line or the shape of the mortar joint. Corner stones were often only large irregular field stones. As the masons in New York state developed more skill, their stone work became increasingly more sophisticated. During the middle period (1835-45), smaller, more uniform stones matched for color and shape were selected. Toward the end of the era (1845-60), stones as small and nearly as perfect as eggs or potatoes were set in precise horizontal courses, often attached as a veneer on the inner rubble walls.

The Ticknor-Campbell house is more representative of the middle period of cobblestone architecture when the stones themselves, instead of being imbedded deep in the mortar, were allowed to project from the wall and the mortar was drawn out and formed into a v-shape. There is an ever-changing pattern of light and shadow on the stones because of the increased projection and the difference in pattern of laying the stones. The mason used the stylish herringbone pattern of oval stones on the south (front) facade, but set similar stones in horizontal courses on the west and east sides of the house. Thus, the Ticknor-Campbell house is a splendid example of the more refined middle-period of cobblestone architecture imported from New York State. The cut stone quoins at the corners are also in keeping with this refined style. The north (rear) wall having less importance than the front or sides of the structure, was simply done in large irregular field stones.

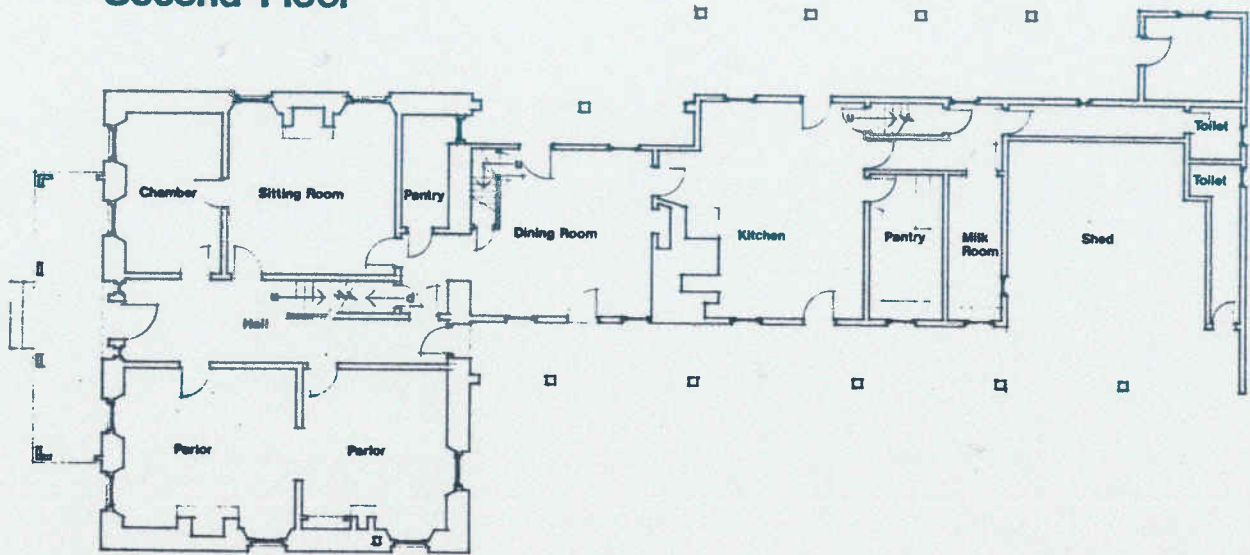
There has been only one alteration to the exterior of the cobblestone house. During the Booth Family tenure (1860-1880), an Italianate-style wooden front porch with bracketed columns was added to the south (front) facade. This porch collapsed during the blizzard of December, 1974, and the pieces are now in storage.

The Interior of the Cobblestone House

The floor plan of the cobblestone house is an asymmetrical four-over-four divided on both stories by a central hallway. There are actually three rooms on the west side of the lower floor; a library, a sitting room, and at the rear, a small pantry; and two rooms on the east side, a parlor and a parlor bedroom. The two parlors have shallow fireplaces evidently built to hold cast-iron fireplace inserts or enclosures to ensure that the maximum amount of heat was thrown outward into the rooms instead of going up the chimney. The mantelpieces are of pine originally painted black. The northeast parlor bedroom fireplace is very small. Because of alteration prior to 1881, it is not known whether this was originally a small "twig" fireplace or a full-sized one similar to the others. Alterations in the floorboards suggest that it was at one time full-sized and later reduced to allow room in the wall adjacent to it for a built-in closet, the only one on the lower floor.



Second Floor



First Floor

ILLUSTRATION 15

**THE COBBLESTONE FARM
ANN ARBOR, MICHIGAN**

FLOOR PLANS

NORTH 
OCTOBER, 1980

27

Decorative wooden molding of tulip wood or "white wood," delicately designed and exemplifying the graceful simplicity of the classical mode, is used throughout the interior. The front rooms of the lower floor are fitted with floor-length openings trimmed in the fluted columnar style topped with squared-off capitals. Beneath the windows, wooden panels fill the space to the floor. The same woodwork is used in the moldings of the entry hall, the front doorway, and the southeast parlor. These rooms constituted the "public" portion of the house where guests were received and entertained. The woodwork was originally painted in a manner suggestive of the deep color and strong patterning of aged hardwoods such as walnut or oak. Called "graining," this was essentially the dressing up of a lesser softwood in the guise of a hardwood and was one of the standard skills of the 19th century painter. The only undated early coat of graining remaining at Cobblestone Farm is that exhibiting a highly abstract representation of wood grain in the northwest bedroom. The exceptionally fine graining in the upper and lower hallways was redone in the first decade of the 20th century by R.C. Campbell and his bride. Another interesting trim detail is the scrollwork decorating the side of the staircase. This same type of scrollwork can be seen on staircases in houses dating from the early part of the 19th century in Savannah, Georgia, and Canfield, Ohio.

A feature distinguishing the "public" rooms and hallway of the lower floor from the "private" or family rooms is the use of narrow, regular, milled pine boards in the flooring. The "private" rooms, the southwest library, and sitting room have, by contrast, oak floor boards of uneven widths.

The original eight rooms and pantry of the cobblestone house have remained virtually unchanged. Alterations include: (1) late Victorian warm air grilles in the lower rooms and hallway to accommodate heat flow from the first furnace installed; (2) a wide archway cut in 1916 in the wall originally separating the southeast (front) parlor from what had been a northern (rear) parlor bedroom; (3) removal of a closet from the northwest corner of the southeast parlor, probably relocated adjacent to the fireplace; (4) electricity which was introduced into the house in the second decade of the 20th century. There was no interior plumbing, except for a water faucet in the basement.

Nature of the Structure

The cobblestone house rests on a full foundation of large field stones intersected by four massive chimney supports of common red brick. The northeast chimney support was partially destroyed when the first furnace was installed by the Campbell family in 1882 and will require rebuilding. The massive 8" by 8" oak framing beams used for internal support throughout the house and the wooden kitchen ell are broad-axed and are joined by mortise and tenon. Two layers of plaster were applied on the interior walls and ceilings over hand-split accordeon or "fan" lath. The roof, surmounted by four matching chimneys, was covered with hand-split cedar shake shingles.

The Exterior of the Wooden Kitchen Ell

The wooden kitchen ell extending from and abutting on the north (rear) wall



ILLUSTRATION 16

Notice how straight the ridge of the wooden kitchen ell shown here probably in the mid 1930s. The remains of another year's morning glory vines decorate the porch and there seems to be paint on the end of the woodshed. Photographer unknown.

of the cobblestone house forms, in conjunction with the stone house, one of the few remaining unaltered examples of a complete early pioneer Michigan farm dwelling. It is virtually certain that the two-room, two-story section immediately adjacent to the stone house is the old Maynard home which existed on the property in 1835 when it was purchased by Heman Ticknor on behalf of his brother, Benajah Ticknor. It is most probably the small house mentioned in Benajah Ticknor's diary as housing his brother's family in 1840. Clapboards on the end wall of the structure abutting the cobblestone house and the alignment of two similar but separate timber frames on the opposite wall of the dining room would indicate that this was at one time a free-standing independent structure. Still another indication of the prior existence of this portion of the kitchen ell is to be found in the visible difference in widths and roof heights of the two portions. Further evidence that the small house was moved up to the Cobblestone section was found in an archaeological dig around the foundation of the kitchen ell in November, 1976. The remainder and major part of the two-story ell was almost certainly built in 1845 as an extension of this small house, at which time new kitchen facilities and fireplaces were constructed and the lower room converted to a dining room.

The entire kitchen ell addition was designed in harmony with the cobblestone house in the Classic Revival style with clapboarding, corner trim, and square "Doric" columns supporting the long porches or "piazzas" on the east and west facades.

The Interior of the Wooden Kitchen Ell

The entire kitchen ell forms a long, rambling two-story building one-room wide designed to serve all of the domestic needs of a farm family and its hired hands. The ground floor from south to north is divided into a dining room, a kitchen with a fireplace, a separate brick oven, and a bricked-in copper cauldron, a pantry, a milk room, and at the north end, an indoor-outdoor privy, and a woodshed. Under the kitchen floor and forming a part of the southwest foundation is a large cistern, fed by rainwater. Water for washing was pumped from the cistern into an iron sink installed above. Another cistern, designed to catch rainwater from the east side of the roof, has been located two feet off the angle of the north and east walls of the kitchen ell. The pantry and milk room retain their original shelving, and the pantry contains a floor to ceiling cupboard with a lidded flour bin in its base. Also on the ground floor but accessible only from the west porch is a small washing room.

Upstairs from south to north are: a landing for the stairway from the dining room permitting access to the northwest bedroom of the cobblestone house; the hired girl's room; and a large dormitory for the hired men accessible only by another stairway from the kitchen. Three dormer windows with small panes of glass were set at balanced intervals into the cedar-shingled roof on the west and east to afford light and air.



ILLUSTRATION 17

The west piazza, as Dr. Ticknor called it, is shown here in deteriorated condition in the winter of 1974.

COBBLESTONE FARM ASSOCIATION

The Condition of the House and Land When Acquired in 1973

In 1973, George and Mary Campbell, grandchildren of William Campbell, sold the Ticknor-Campbell house and remaining 4.5 acres to the City of Ann Arbor. The City purchased the property to complete Buhr Park and had no real plans for the cobblestone house, as well as no additional funds for restoration. Because of past community interest in preserving the house, a clause restricting its use for historic purposes for twenty years was placed in the deed of sale. The house stood vacant with windows boarded shut for two years and during this period it deteriorated rapidly. Lack of repair over the preceding years meant that the roof leaked and unpainted wood was exposed to the elements. The years of vacancy accelerated the damage.

Roof leaks damaged plaster ceilings and walls. Wooden trim and siding rotted. The framing system in the wooden kitchen ell sagged precariously. Vandals broke in destroying windows, stealing fixtures, and damaging woodwork.

Beginnings of the Cobblestone Farm Association

In October, 1973, five citizens from the Ann Arbor area who were worried about the vandalizing and deterioration of the Ticknor-Campbell house met one evening at the Kempf House to discuss the problem. They were Frank Wilhelme, member of the Ann Arbor Historic District Commission; Professor Kingsbury Marzolf of the University of Michigan School of Architecture; Ethel K. Potts; Lois Otto; and Nan Hodges. Out of their concern was formed a committee called the Cobblestone Farm Committee, whose initial members were joined by: John Hathaway, Eunice Hendrix, Jean Stanger, Jean King, Herbert Bartlett, Richard Neumann, Peter DeLoof, Bret Waller, Wystan Stevens, Judith Kushner, Ruth Pickl, Demaris Cash, John Danovich, Nick Prakken, Robert Warner, Douglas Crary, Herbert Pfabe, Mary Hunt, Mary Schieve-Achenbaum and Sandra Hansen.

The immediate purpose of this committee was to stop the deterioration of the Ticknor-Campbell house and to aid the City in preserving it by raising funds to restore it. It was clear to the committee that the house and its setting were an important part of Ann Arbor's historic heritage. It was also clear that the farm house, although damaged, was a splendid specimen for restoration. It had four qualities necessary for a good museum: the building had outstanding architectural significance; the farm and its people had played an important role in the history of Ann Arbor; the history of the farm was readily available to research --- the Ticknor diaries and the Campbell oral history accessible; and the house had remained almost unaltered for 136 years.

While the house remained stable, the farm grounds had undergone drastic changes over the years. Most of the land had been sold for housing developments and for Buhr Park. On the 4.5 acres surrounding the Ticknor-Campbell house in 1973, only a few old apple trees and the crumbling foundation of the west basement barn were left to suggest the former farm yard.

On February 22, 1974, the Cobblestone Farm Committee at a meeting in the old Stone School on Packard Road opened the organization to the citizens of Ann Arbor, asking for funds and volunteers to restore the Cobblestone Farm. The result was dramatic and \$500 was raised that night. This suggested that the people of Ann Arbor agreed with the Cobblestone Farm Committee that the Ticknor-Campbell house should be preserved.

In order to make a more formal relationship between the private preservation effort and the City of Ann Arbor, a resolution was passed by the Ann Arbor City Council on April 15, 1974. With this resolution the Cobblestone Farm Committee, the Historic District Commission, and the City of Ann Arbor agreed to work together to restore the Ticknor-Campbell house and create a mid-19th century pioneer farm museum. Under the resolution the Historic District Commission was charged with the "responsibility for the complete restoration . . . this responsibility to include reconstruction design, contractor selection, supervision of structural restoration during all phases, development of grounds and ancillary buildings, and authorizing agent for all non-City funds collected for restoration."

In effect and in practice, the Cobblestone Farm Association, a private, non-profit corporation formally established in June, 1974, to replace the Committee, has carried out the fund-raising, the research, the planning, and the supervisory and administrative functions necessary to implement the historic restoration of the Farm. The pattern of volunteer contribution plus cooperation from the City of Ann Arbor, which has so characterized the effort to restore the Cobblestone Farm, can be seen in the achievements of the Association from 1974.

Achievements of the Cobblestone Farm Association

Between February 1974, and December 31, 1980, the Cobblestone Farm Association has raised \$131, 149, and expended \$86,726 on the rebuilding, restoration, and decoration of the cobblestone house, on the exterior, on the wooden kitchen ell, and on the reconstruction of a brick smoke-house on the grounds. The Ann Arbor Area Foundation provided the first and probably the most crucial grant of \$2000 which was used for the new roof of the cobblestone house in 1974. Major grants included \$20,000 total from the U.S. Department of Interior in 1975 and 1976, matched by the same amount from the City of Ann Arbor's Community Development Block Grant. In 1976, the Michigan Bi-Centennial Commission granted the Association \$3000 to match that amount raised from the sale of tickets on the Michigan Heritage Bi-Centennial Quilt designed and created by the "Calico Quilters of Ann Arbor." The remainder of the money was raised through membership, through individual, group and foundation donations to the Association, through sale of the Charles Ciccarella limited edition print of the farm, note-cards depicting the Farm, and through annual fund-raising events and open houses such as the Spring and Fall Festivals and the "Country Christmas" celebrations. At each of these open houses money was raised through voluntary donations requested at the door, sale of the Ciccarella print, note cards, refreshments, and items such as plants, "collectibles," baked goods or handmade Christmas gifts and decorations donated by members of the Association.

The sum of \$ 86,726 expended as of December 31, 1980, directly on the physical restoration and on the interior and exterior painting and decoration of the

Farm does not reflect many hidden and indirect contributions. These include discounts on materials, paints, and labor provided by local businesses, banks, and labor unions and labor provided free of charge by professionals and community volunteers on various projects. A major and incalculable contribution, which would certainly have amounted to thousands of dollars over the years, has been made by members of the Association and, in particular, its board in planning and in supervising the work performed by students, volunteers, professionals, or persons from the deferred sentencing program of the 14th District Court. All of these planning and supervisory functions have been performed free of charge with the single exception of the fee for the architect's plans and supervision of the reconstruction of the exterior structure of the wooden kitchen ell in 1976-1977. This fee was paid to the firm of Preservation/Urban Design out of a portion of the \$20,000 grant received from the National Park Service.

The total sum of \$131,149 raised by the Association from early 1974 through December 31, 1980, does not include the value of antiques and 19th century farm implements, books, and tools or hand-crafted rugs, quilts, draperies and curtains donated to the museum. A recent appraisal placed the value of the antiques and farm implements alone at approximately \$15,000. Nor does it include the time so generously given to the Cobblestone Farm Association by our local individual and group crafts people in helping to make our three annual open houses a success.

The only expenditures incurred by the Association have been in the area of "running expenses." These include the necessary expenses of supplying some of the refreshments sold at open-houses, the printing and mailing costs for publicity, for the "Cobblestone Farm Newsletter," and for fund drive materials. There is also an occasional small fee paid to a demonstrator, such as a plowman, who incurs unusual costs in transporting animals and equipment to the Farm.

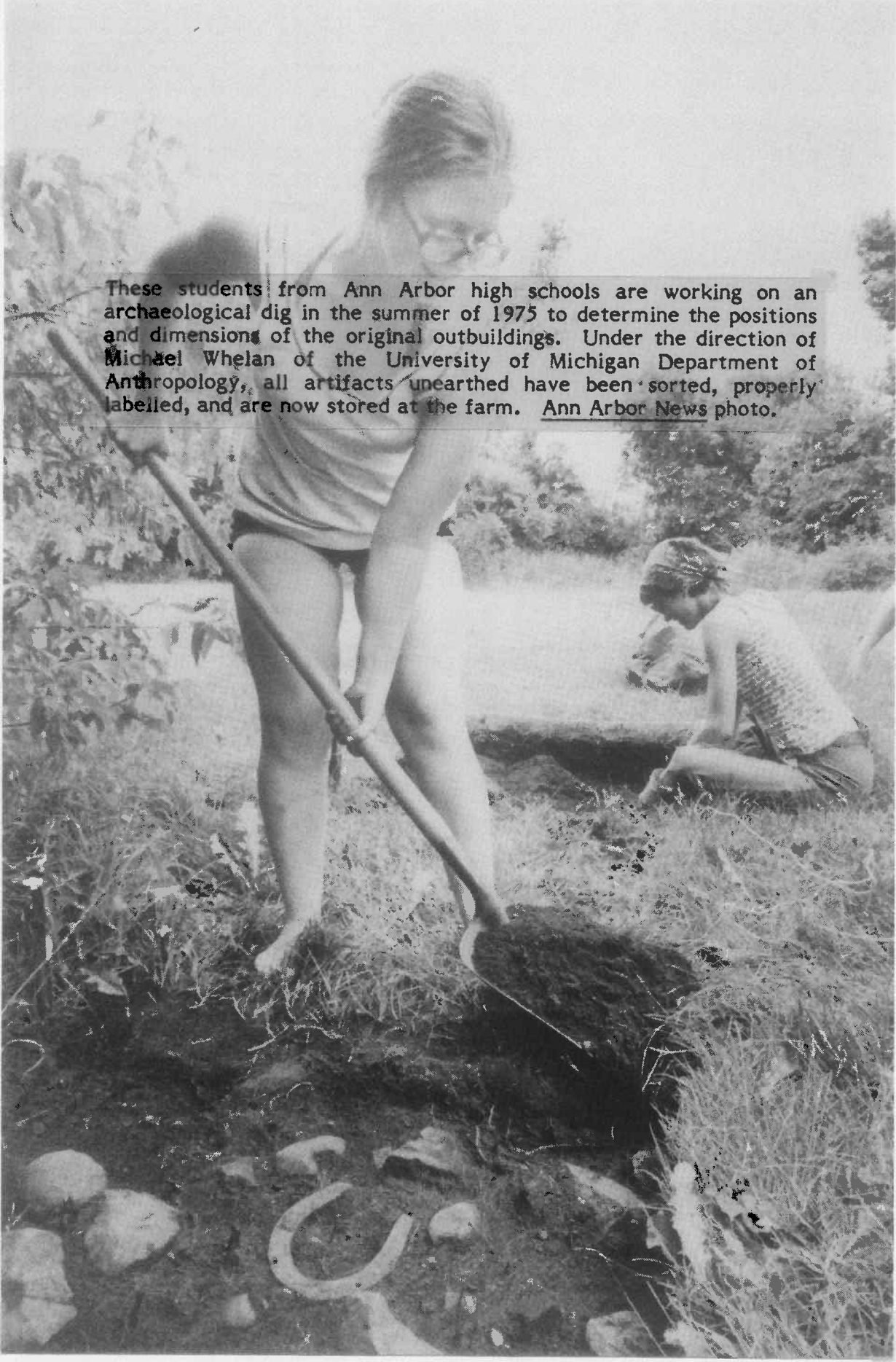
Restoration of Cobblestone Farm has been and continues to be a community effort. A partial listing of the businesses, unions, community groups, service organizations, crafts people, professional planners, and individual volunteers who have given of their time, labor, and expertise over the years is included in the Appendix. Major donors from 1974 through 1980 are also listed there.

Noteworthy Achievements

Noteworthy achievements listed by year include the following:

1974-1975

- o In 1974, the water and sewer services were installed in the cobblestone house by the City of Ann Arbor to enable temporary plumbing and bathroom fixtures to be installed. Gas service was also installed at this time.
- o In the summer of 1974, a temporary roof of plywood sheathing and roll asphalt was applied to the kitchen ell by volunteer labor under the direction of Richard Neumann.
- o Temporary plumbing and plumbing fixtures were installed by the Association to accommodate the first live-in caretakers, the Luton family, who were chosen by the Association.



These students from Ann Arbor high schools are working on an archaeological dig in the summer of 1975 to determine the positions and dimensions of the original outbuildings. Under the direction of Michael Whelan of the University of Michigan Department of Anthropology, all artifacts unearthed have been sorted, properly labelled, and are now stored at the farm. Ann Arbor News photo.

ILLUSTRATION 18

- o Restoration of the front roof with cedar shingles and rebuilding of a missing chimney on the cobblestone house was begun in December, 1974.
- o Plowing and planting of the kitchen garden at the west of the farmyard was completed during the Spring Festival of 1975, a project that involved research by Nan Hodges, the planting of the garden by a volunteer from Project Grow, and help from Girl Scout Troop No. 30 under the direction of Mary Ann Pierce.
- o In June, 1975, an archaeological dig to uncover the sites of and to collect artifacts from the outbuildings destroyed by fire in 1924 was conducted by students of the University of Michigan, Community High School, and Earthworks, under the direction of Michael E. Whelan of the U of M Museum of Anthropology. The dig was funded by a \$400 grant from the Ann Arbor Historical Foundation.
- o During Autumn 1975, volunteer work crews including students from a class in Historic Preservation of the U of M College of Architecture and Urban Planning stripped paint from and treated with a preservative all the wooden window and door trim on the cobblestone house. Temporary storm-windows were built and installed and a great number of broken or cracked window panes were replaced by Howard Bond and John Naylor.

1976 Bi-Centennial Year

- o Volunteer work crews directed by members of the Board of Cobblestone Farm Association worked two to four sessions monthly on a variety of projects involving the exterior trim and interior of the cobblestone house. A log citing the names of those involved and work performed on each occasion is in the Association files.
- o Spot plastering on ceilings and walls of the cobblestone house took place in July, 1976, paid for by the Association. At the same time, a new caretaker couple, Steven and Laurice Hamp, were chosen by the Association to live in the house.
- o Plans for the restoration of the foundation, timber frame, exterior siding and roof and porches of the wooden kitchen ell were drawn up by architect Richard Neumann under contract with Preservation/Urban Design Inc., in the spring of 1976.
- o Actual restoration work on the kitchen ell began in early November, 1976, and was completed in the spring of 1977 by contractor Richard Wagner. At the same time an archaeological investigation of the foundation of the kitchen wing was made by William McDonald, a student of the U of M Museum of Anthropology.

1977

- o In the spring the restoration of the exterior of the kitchen ell was completed by the Wagner Construction Company under the supervision of architect Richard Neumann.
- o Opening and restoration of the southeast parlor chimney was accomplished by two students from a class in Historic Preservation of the U of M College of Architecture and Urban Planning in the late spring, 1977.



ILLUSTRATION 19

Members of the First Michigan Volunteers of the Civil War Commemorative Association help to celebrate Spring Festival, 1978. The volunteers set up a typical Civil War encampment, demonstrated small arms and cannon firing, and performed drills and marches. Photo by Robert Chase for the Ann Arbor News.

- o Work preparatory to the decoration of interiors of the cobblestone house was carried on, under the supervision of Board members, by volunteers, students from Community High School and Earthworks, and by deferred-sentence people from the 14th District Court. This included stripping of the woodwork, patching of plaster and painting of the northeast bedroom in the cobblestone house, designed to serve as an office for the Association, as well as extensive scraping of calcimine and loose paint from ceilings in the southeast parlor and lower hallway together with a great deal of plaster patching.
- o A painter was hired to stain the new and old wood of the exterior and trim of the kitchen ell. Association members and volunteers scraped the surfaces before painting.
- o Maintenance and planting of the kitchen garden was undertaken by the tenants.
- o A brick smoke house donated by Wayne Klager was rebuilt on the site of the old wooden smoke house on the farm grounds by a group of students from the U of M College of Architecture and Urban Planning under the direction of Richard Loring in the spring of 1977.
- o The modern partition in the hired men's room in the kitchen ell was removed by volunteers.

1978-1979

- o Work crews directed by Association board members completed the scraping of ceilings and washing of the plaster in the lower and upper hallways and in the two sections of the southeast parlor to accommodate painting.
- o Walls and ceilings of the southeast parlor were painted without charge by Neal Grob, a professional painter, in time for the Spring Open House of 1978. The Open House included a flower show by the Ann Arbor Farm and Garden Club, a demonstration by the Civil War Commemorative Association, and country dancing by the Cobblestone Country Dancers.
- o In April, 1979, Mr. Grob was hired to paint the hallway and to apply an authentic, early 19th-century, hand-blocked wallpaper border. At the same time, he applied sealer and paint on the walls and ceiling of the northwest bedroom.
- o Prior to the Farm being shown on the Women's City Club House Tour of April 27, 1979, Howard Bond, Co-President of the Association, installed the variegated hand-loomed stair-runner woven by members of the Ann Arbor Handweavers' Guild under the direction of Joyce Jones.
- o Work was completed by Jonathan Jacoby in June, 1979, on the restoration of the fascia (soffit) and cornices of the roof of the cobblestone house.
- o The catch-basin for the ornamental fountain on the front lawn was completely rebuilt by Roy Gerow using bricks taken from the restored fireplace in the southeast parlor. The fountain itself was sandblasted by Arnet's Monuments and rebuilt by Howard and William Bond. Grants totalling \$400 for this project were received from the Ann Arbor Farm and Garden Club in the summer of 1978 and 1979.

- o Association President, Tim Chaput, initiated work on the master plan for Cobblestone Farm.
- o Research for the decorating and furnishing of the interiors in a manner suitable to a mid-19th century farm was undertaken by Margaret Saxon and Jean Stanger, co-chairmen of the decorating committee.
- o Roy Gerow, stonemason, replaced stones that were dislodged in 1977 above the new lintel beam of the rear entry to the cobblestone house free of charge.
- o The masonry foundation for the cellar-door entrance was restored by apprentice masons of the Trowel Trades Apprentice Program under the direction of Richard Neumann.
- o Professor Peter Pollack, U of M Associate Professor of Landscape Architecture, and one of his students continued work on the master site plan.
- o Thomas McKibben volunteered to work on the grounds, clearing and pruning shrubbery.
- o James and Betsy McClure set up an inventory system and catalogued all of the antiques acquired by the Association.
- o Deteriorated window sills of the cobblestone house were repaired with an epoxy patching compound by Behnke Construction Company.
- o The Association decided to order a State of Michigan Historic Sites Marker.

1980

- o Mrs. Barbara Kahn, a third grade teacher from the Ann Arbor Public Schools designed a detailed curriculum plan to use the Cobblestone Farm as a center for teaching elementary students about 19th-century Michigan farm life and skills.
- o The Cobblestone Farm Association has begun the planning for the interior restoration of the kitchen wing. Working plans for the restoration with the dining room and kitchen as first priorities are being prepared by Preservation/Urban Design.
- o Charles Poore, an architect with Preservation/Urban Design, donated a comprehensive set of cost estimates, room by room, for the restoration of the interior of the kitchen wing.
- o Advance Interiors created period draperies for the southeast formal parlor, a gift to the Cobblestone Farm valued at \$1,100.
- o A document wallpaper has been applied to the front portion of the southeast parlor and the fluted woodwork of the parlor has been lightly sanded and painted.
- o The Women of the Buildings Trades plan a contribution to the renovation and decorating of the upstairs bedrooms.

- o In the autumn of 1980, the wooden trim of the cobblestone house was painted in a late 19th-century color scheme based on traces of paint found on the woodwork surrounding the front door. Preceding the painting, all of the oak window sills were repaired or replaced.
- o Volunteers put another coat of floor and deck enamel on the east porch floor.
- o A spectacular knot garden surrounding the ornamental fountain on the front lawn was designed and planted by the Herb Study Group of the University of Michigan Botanical Garden under the leadership of Sandy Hicks.
- o Dr. Leigh Anderson, retired professor of chemistry, University of Michigan, past president of the Washtenaw County Historical Society and present board member of the Cobblestone Farm Association, raised over \$14,000 among a group of Ann Arbor citizens in order to move a pioneer log cabin built in 1836 in Willis, Michigan, to the Farm site.

On-Going Activities

Fund-raising mailings of some 2,000 letters and brochures describing the history of and plans for the restoration of the Farm have gone out to the community in March, 1977, and again to 3,000 persons and organizations in February, 1979, and February, 1980.

A newsletter is published quarterly and distributed to our members, historical societies and publicity sources. Ann Arbor area and Detroit newspapers have been most generous in allocating time and space for descriptions of and articles on the progress of the restoration and on the history of the Farm.

The Association's collection of antiques, books, and farm tools is constantly growing. Major pieces include acquisitions in the Early Victorian or American Empire style including a bed, two chests of drawers, drop-leaf parlor table, a cherry dining table, a formal buffet, and the Campbell family's Chickering piano. Accessories such as china tea sets and crystal goblets, hand-woven wool and linen carpets, a collection of farm tools and implements, and a valuable collection of books similar to those that were in Benajah Tricknor's library have been donated to the Farm museum.

In the spring and fall, the Association regularly produces open houses which feature craft demonstrations and music and dance of the mid-19th century period. "Country Christmas" held the first two weekends in December, with its emphasis on Christmas decoration, music, antique toys and sleigh rides behind Versile Fraleigh's giant Belgian horses are particularly appreciated by the children of Ann Arbor. It is at festivals such as these that members of the Cobblestone Farm Association are impressed, by the almost overwhelming attendance, favorable comments on restoration, and reminiscences of farm life, with how much Cobblestone Farm means to Ann Arbor.

II

PRESERVATION OF THE FARM

GOALS AND OBJECTIVES

The April 15, 1974, resolution of the Ann Arbor City Council gave a formal stamp of approval to the ultimate goal of the Cobblestone Farm Association. That goal was and continues to be the creation of a mid-19th century pioneer farm museum "illustrating Michigan farm life in the 1840s with ancillary caretaker quarters and office and (eventual) classroom space."

The Cobblestone Farm Association is well on the way to achieving an accurate historic restoration of the existing cobblestone house and its wooden kitchen ell. One missing outbuilding, the smoke house, has been replaced and plans are in hand for the restoration of other outbuildings. When the Ticknor-Campbell house has been restored and the farm outbuildings replaced on the site, they will be furnished and decorated within the period extending from 1844 to 1864 so as to form a complete picture of the life and activities, domestic and agricultural, of a farm family of the period. Trained volunteers will demonstrate farm life from baking bread to churning butter to carding wool. The Cobblestone Farm will then be open to the public on a regular basis, and its facilities will be available to community groups and to public school groups for meetings, displays, and events connected with various aspects of local and farm history. Plans are underway to integrate the restored farm into the local history curriculum of the Ann Arbor Public School System. In this connection, it is possible that one or more of the outbuildings, when restored and equipped with the proper facilities, could become a site for a teaching-learning center for 19th-century handicrafts.

When the major outbuildings have been moved to and rebuilt on the site, it is planned that an apartment for the live-in caretakers of the property be incorporated into one of them. At this point, the caretakers could be moved from their present quarters in the rooms of the west side of the lower floor (Benajah Ticknor's library and sitting room) of the cobblestone house and these rooms could be decorated and furnished in period.

As was originally projected in the "Proposal for Restoration of the Ticknor-Campbell House" accompanying the City Council Resolution of April 15, 1974, and as still planned by the Association and the Parks Department, the large basement barn on the east may be used by the Department for the storage of equipment used in the maintenance of Buhr Park. It seems pertinent to cite the language of the proposal to the effect that ". . . the Parks Department will suggest alternate use of the buildings for its storage needs. Restoration responsibility will be shared."

In summation, the Cobblestone Farm complex, when restored, will represent a unique self-contained pioneer Michigan farm unit of the mid-19th century and a vanished way of life centered in a farm home of unusual historic importance and of rare architectural significance and beauty.

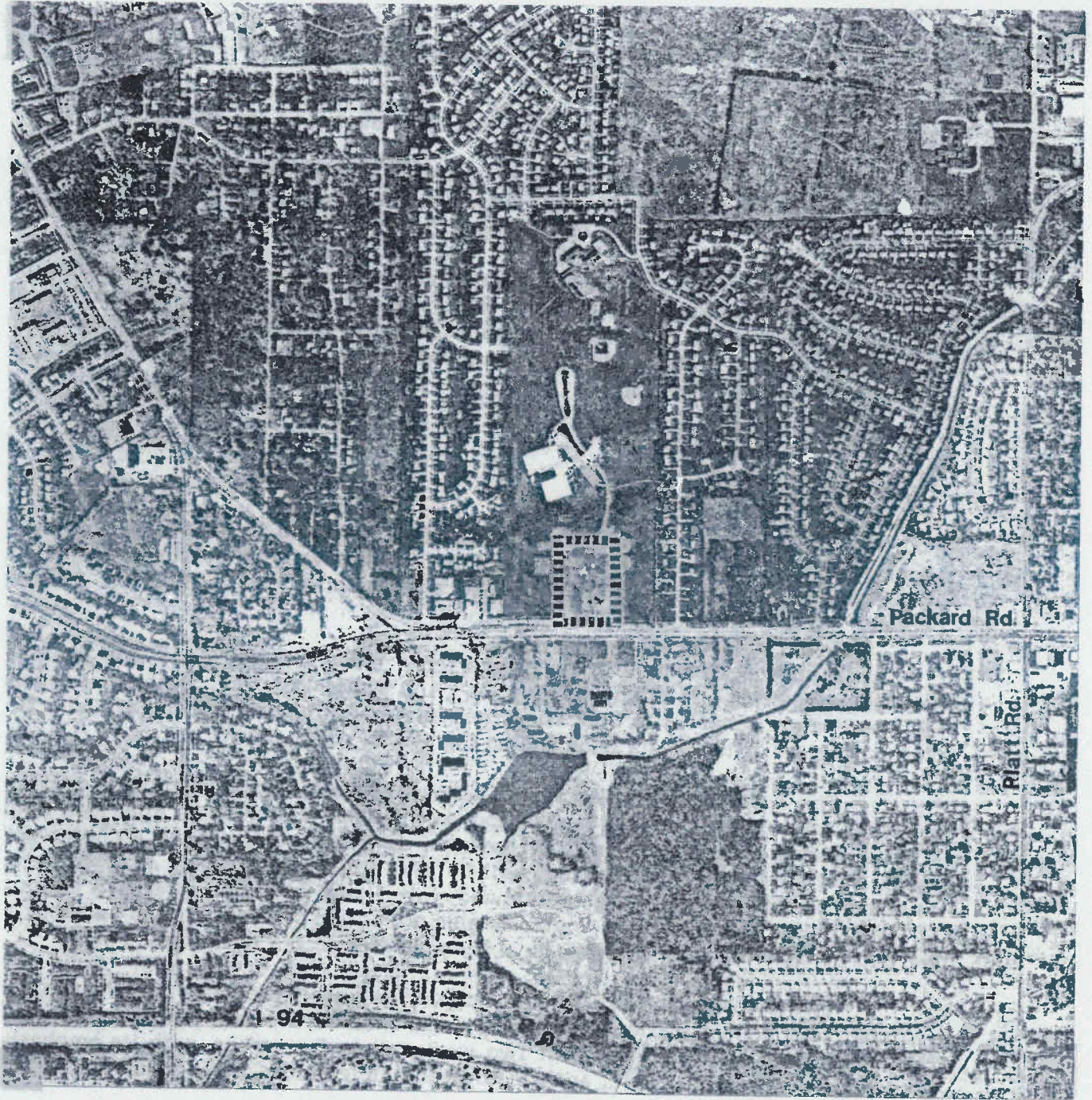


ILLUSTRATION 21

1980 aerial photograph of the farm and its neighborhood.

PRESERVATION GUIDELINES FOR THE SITE

Introduction

The farmhouse, with its adjacent outbuildings, has historically been the focal point of a farm property. This still exists today in largely rural landscapes. As we move through a farm landscape, the reality of the natural scene is omni-present, yet one's eye tends to come to rest on that collection of buildings which punctuates and contrasts with nature. Our minds can find comfort contemplating the human interaction housed therein. Such was the case with Ann Arbor's Cobblestone Farm.

Unlike the remarkably intact farmhouse, the farm property is not what it once was. Time has altered the site and its surroundings. Farm field uses have been replaced by residential, office, institutional, and some commercial uses. A two-lane dirt road has been replaced by a four-lane divided major artery.

The restoration and reuse of the farm site must recognize these changes while at the same time, recreate the image and spirit of the farm/farmyard setting. Protection of the setting or the areas surrounding the house is not a separate issue from protecting the house itself. The site and house are dependent on each other to recall the historic past as well as respond to the needs of the present.

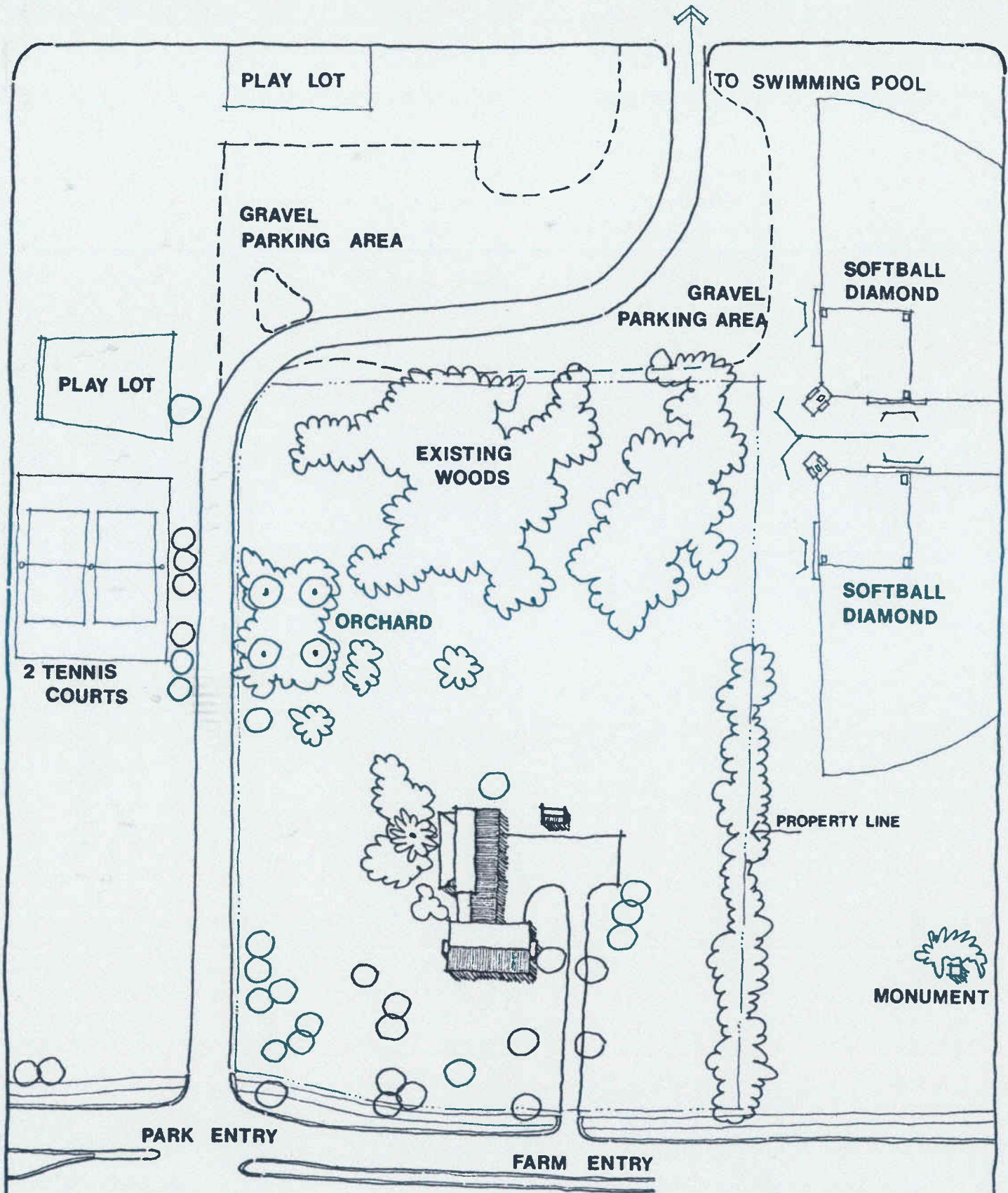
As was true in the past, the complex of buildings --- the farm house and outbuildings --- is intended to serve as a focal point in a larger though now urban, community landscape. As a resource, the farmhouse outbuildings and site surroundings are vital as a unit to the interpretation of history. Site improvements should produce the feeling that the Farm has always been there.

The farming activities and acquisitions and sale of the lands have been detailed in Section I. What is clear is that the pattern of land usage changed with time as property was either bought or sold, as custom altered and technology advanced, and the human element --- each ownership had its own personality --- was expressed on that land. These were not abrupt changes; while human ownership could change overnight, the farming cycles and rotations continued, passing from owner to owner, evolving gently and carefully. The outbuilding fire in 1924 had a major impact on the scope of farming activity. The Depression and continuing urbanization dealt a more substantial blow to the then-weakened human activity on the land.

In the 156-year history of the Cobblestone Farm, the last forty years have seen more drastic change than all the years preceding. The Farm is no longer a farm. We are faced with its re-creation, its rebirth even though its house is empty (except for a caretaker), its land is gone, its family of ownership is the City of Ann Arbor, and the times are vastly different.

The Cobblestone Farm and Its Neighborhood

The Cobblestone Farm is approximately 2.5 miles south and east of the downtown. Packard Road, a major city artery leading to the business district, is five lanes wide and carries approximately 27,000 vehicles a day. This plus public



PACKARD ROAD

THE COBBLESTONE FARM
ANN ARBOR, MICHIGAN

ILLUSTRATION 22

EXISTING CONDITIONS

▲
NORTH
OCTOBER, 1980

transportation routes using Packard expose the Farm to most of the City's 110,000 people in any given week. It is a factor that has both assets and liabilities. While the presence of the Farm is witnessed by many, the method -- a busy thoroughfare -- points directly to the contrast between "then" and "now" and to the problems and potentials that must be addressed by a site plan.

The area to the north, the northeast, and northwest of the Farm are primarily single-family residential neighborhoods. They are established and stable communities. Another such community exists to the southeast. The frontage along Packard, however, shows that the road is a main artery, and while commercial strip development is not present, offices, churches and a trailer park are. It is not the worst of circumstances, but the uses that abut the Farm property are of a different scale. The width of, and activity along, Packard Road, the buildings that are close by can all be seen and felt from the farmhouse and its site. The presence of Buhr Park is most fortunate for some aspects of the future Cobblestone Farm.

Buhr Park was dedicated in 1955, as a 25-acre facility on the City's southeast side. The park is primarily to the north of the Cobblestone Farm, although a few hundred feet of park land extend to Packard on both the east and west sides of the 4.5 acre farm property. Allen School, a 15-acre facility, is at the extreme northern end of Buhr Park, and is approached from Spring Street on the north. The park entrance road forms the western boundary of the Farm property. The Farm has only one access drive off Packard Road, east of the house.

Buhr Park is a well-used facility. Recreation opportunities (clockwise from the southwest) include two tennis courts; a play lot, and an undefined parking area; a pool and bathhouse building; open play fields and a sledding hill; the Allen School recreation facilities; additional open or free play fields; and, on the east, two ball fields. Packard Road abuts both the park and Farm on the south. Most of the park's plant materials are young but a fair-sized grove of second growth deciduous trees exists on the northern edge of the Farm property, serving as a green focal point, as well as a buffer during the growing season.

The park and its activities, like the other adjacent land uses, are a visible part of today's image of the Cobblestone Farm. The park differs from the others, however, in that the land is mostly open without imposing permanent structures. It is that fact, aside from the impact and compatibility of people at active play, that can benefit the Farm.

The Cobblestone Farm property has shown the same signs of the passage of time as has the Cobblestone Farm house: some of them, however, are more subtle. Most of what remains as visible, tangible evidence of the past 156 years is the farmhouse itself. The outbuildings, the crops and animals, the land, are mostly gone. The imagery of what was, and the potential of what could be are the strongest symbols stemming from the land.

The landscape qualities of the 4.5 acres are aged. The remaining maples that once lined the circular drive are declining, as are four apple trees; shrubbery is overgrown and random in its location; the second growth woods exists in and about where outbuildings were once located. The strongest natural features are a chestnut tree on the front lawn, a few remaining specimen plants, and a row of walnut trees on the eastern border of the 4.5 acre site which helps to define a line between the Farm and park.

The Future Needs of the City and the Cobblestone Farm

With these factors in mind, the development of a site plan must take into consideration the future plans and needs of both the City of Ann Arbor and the Cobblestone Farm Association. At this time, the City does not envision a great deal of change for Buhr Park. Two tennis courts could be added adjacent to those existing, with parking located close by to serve them and the play lot; the ball fields should be upgraded with better backstops and bleachers; plantings might be enhanced. Two critical needs are toilet facilities adjacent to the ball fields and a maintenance/storage facility to service Buhr Park, the Farm, and other parks in the area.

It is unlikely that either the park access road or the recreation activities located immediately adjacent to the Farm could be relocated. It would also be beneficial if the undefined gravel parking lot to the north of the Farm site could be contained and its presence diminished.

As for the Cobblestone Farm, since neither it nor its surroundings are as they once were, actual farming will never again take place and farm animals cannot be permanently stabled. It is feasible to restore the house to a given period in time. When that is accomplished, the entire cobblestone portion of the house and most of the kitchen ell will be open to the public as a permanent museum. This will necessitate the rehousing of the caretaker, either elsewhere in the house or in another building on the site.

The site will, therefore, be developed to enhance the interior restoration and the museum function, provide a setting for the exterior architectural restoration to be a museum in its own right, and do so in a way that will recreate the image and spirit of a farm/farmyard setting as a whole.

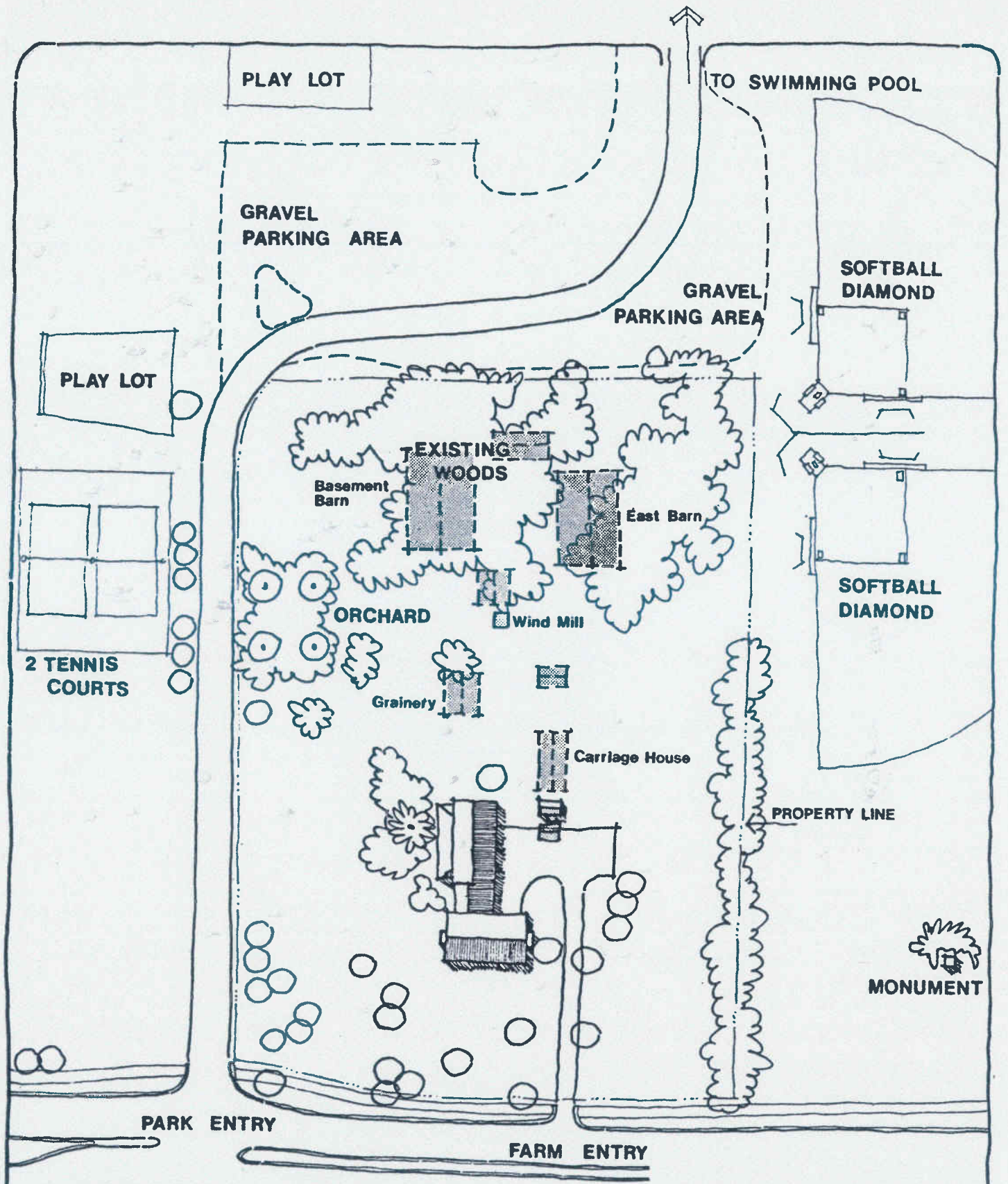
Site uses will include: educational activities such as public school classes and instruction in the crafts of the time; major events such as the Country Christmas, the Spring and Fall Festivals; the housing of period pieces such as farming equipment and horse drawn carriages. Small spaces are desired for the demonstration of 19th-century crafts such as weaving, candle making, etc., as well as a large space for public and private meetings. Most of these activities should be housed in the various outbuildings.

Permanent and overflow parking for major events should be provided, and pedestrian access should be direct, simple, and controlled, leading toward the farmhouse where formal tours will begin.

Cooperation between the City and the Cobblestone Farm Association can be expressed by the joint provision and sharing of common facilities. Here again, outbuildings can house public restrooms to serve farm visitors and ball players alike, and to house the equipment that will maintain the grounds of both properties.

Major Design Issues

In proposing a site plan for the Cobblestone Farm, two major design questions have been studied. In reconstructing the Farm outbuildings, are they to be



PACKARD ROAD

DESIGN ISSUES:

THE COBBLESTONE FARM

ANN ARBOR, MICHIGAN

ILLUSTRATION 23

HISTORIC OUTBUILDING LOCATIONS & EXISTING CONDITIONS

NORTH
OCTOBER, 1980

replaced exactly as they once were, or instead in a form typical of a farm of that particular era?

The first choice involves knowing what existed, where it was located, and how it all looked, and all at a given point in time. In spite of all the research to date, this information is not easily or fully available. To accomplish the outbuilding replacement that is known would force a choice between building replacement and the buffer woods' destruction, as many of the outbuildings were located where those trees now grow.

Another factor is the acceptance of the fact that the land was much slower to change with time than ownership of the Farm, and to a significant degree, restoration of a landscape cannot be as pointed as restoration of architecture. Once restored, and assuming maintenance, land and landscape will slowly evolve. The answer to this design issue question involves the latter choice: construction of a typical farmyard using, whenever possible and appropriate, known locations of the earlier outbuildings.

Study of 19th century farms in general led to an understanding of the development of outbuilding arrangements. Ideally, farm buildings were fairly close to the house and arranged in groupings that made farm chores easier. Usually the animal barns were located to the northeast to take advantage of winds blowing barn odors away from the living quarters. Other buildings were placed between the house and the barns; those useful to house activities were closest to the house. As a rule, barnyards, houses, and fields were fenced to confine animals to certain areas.

The issue of which outbuildings to replace is complex. The structures most important to the ambience of the Farm are, in this order: the basement barn, the carriage house, the smoke house, the ice house, the horse barn, the granary, and the chicken coop. While at one time there was a sheep shed and an auxiliary barn known as the east barn, most farming functions could take place in the buildings mentioned. All efforts should be made to locate suitable buildings from farms in the area, which can be moved to the site and restored, as already has been accomplished with the smoke house. The description, size and order in which they can be found cannot be known at this time, therefore, the locations of and the new uses for these buildings cannot be pinpointed before they are found. Each time a building is located, careful analysis will determine if it is to be accepted, where it will be placed, and what its use will be.

The second major design question concerns the reconstruction of a landscape image. Is the Farm to be seen as an entity unto itself, as separate and separated from the park, or can the Farm be distinct yet visually a part of, and borrow from, the space provided by the park?

The answer to this question involves an image for the Farm and a setting for the farmhouse. The house and future outbuildings are and will sit on a 4.5 acre site. That is a small amount of land compared to what it once totalled and compared to the scale of the currently abutting land uses. This factor, plus the speed at which people pass the property -- the faster one goes, the smaller the Farm will seem -- suggests that the Farm is dependent to a large degree on the park for part of its image/setting. Therefore, little can be gained by totally isolating the Farm from the park.

**BUHR PARK'S
ACTIVE RECREATION &
SUPPORT FACILITIES**

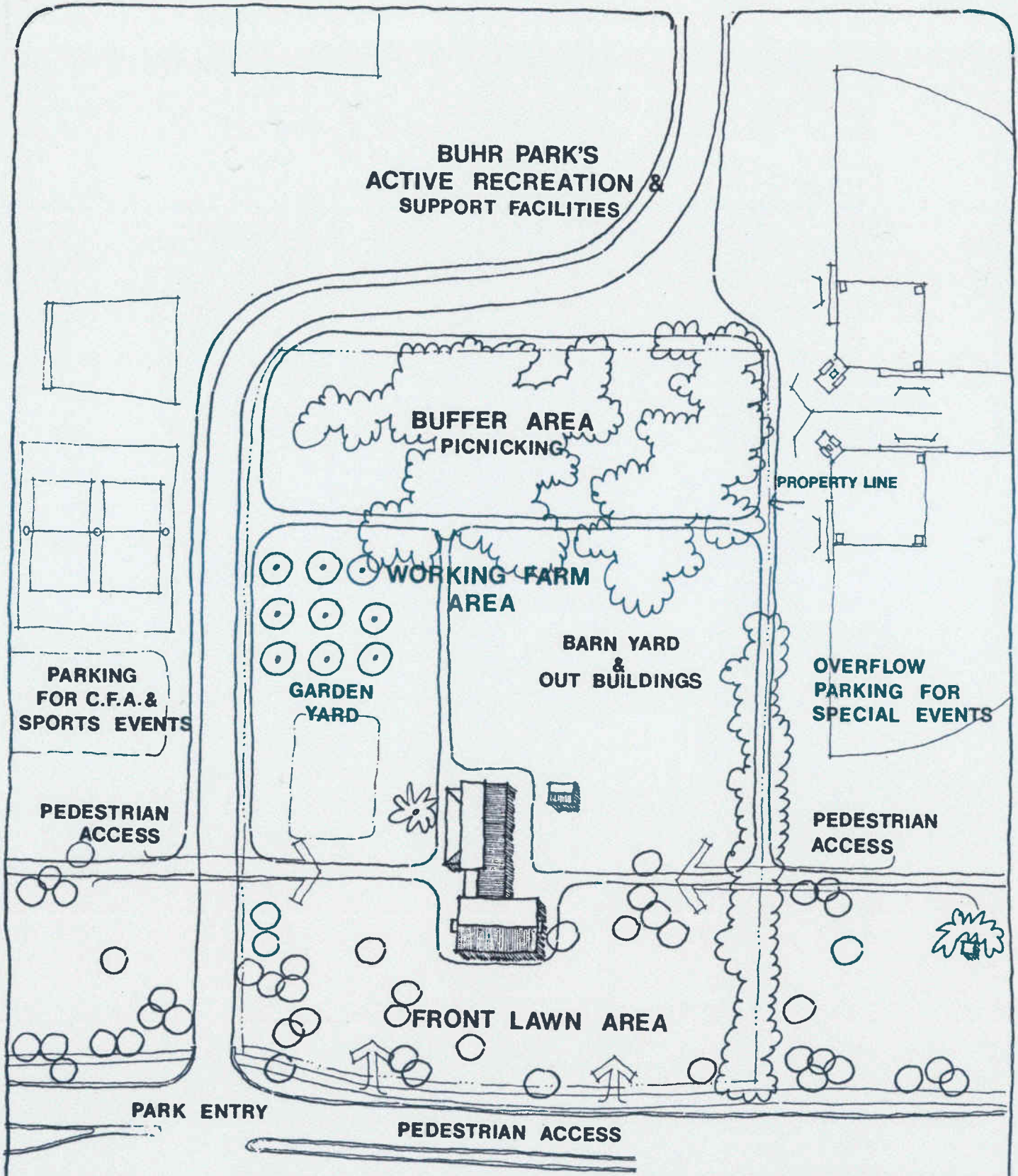


ILLUSTRATION 24

**THE COBBLESTONE FARM
ANN ARBOR, MICHIGAN**

CONCEPT PLAN

▲
**NORTH
OCTOBER, 1980**

This is still true even through the park activities which surround the Farm are not complementary to a "historic" atmosphere. Care must be taken as changes are implemented to minimize the presence that baseball and tennis, as facilities and activities, will exert on the Farm.

Conceptual Site Plan

The factors of historic change, modern needs of the City, and the Cobblestone Farm Association, and design problems of the site have been dealt with above. They have all been incorporated in the following guidelines for the restoration and reuse of the Cobblestone Farm property and the surrounding Buhr Park. The intent is for the City and the Cobblestone Farm Association to use the park and site in harmony.

Four areas are delineated by the concept diagram for the park/farm complex.

The Front Lawn: Packard Road is a significant street in the future life of the Farm in that it is a major artery and those who use it are automatically exposed to the opportunities provided by the Farm. In addition, past owners have been conscious of the front door. A farmhouse landscape is dominantly a utilitarian one and relies on lawn, fences, large trees, and open space. Shrubbery and purely decorative materials are kept to a minimum. These factors add up to the preservation of a no-build, no frills zone between Packard Road and the front of the house, and extending from the eastern edge to the western edge of the park. Neither recreational nor permanent farm-related displays should be located in this zone.

The Working Farm Area: There are two sections suggested within this zone. On the western half, the vegetable/flower garden, the kitchen/herb garden, and an apple orchard, using the three or four existing apple trees, are proposed. The eastern half suggests a location for the barn yard, a space formed by a combination of outbuildings and fencing. Both of these use locations are consistent with the rules of nature -- better sunshine on the west and prevailing winds to blow animal aromas away to the east -- and, accordingly, to the history of the Cobblestone Farm.

The Buffer Zone: The woods to the rear of the Farm property is the largest massing of significantly-sized tree materials on both the park and Farm properties. It should be presented as it is, an effective buffer between farmyard activities and much of the view toward baseball parking, the pool building, and the play lots, the wood lot also has potential as a picnic area for both park and Farm visitors.

The Recreation Facilities Zone: This zone is a recognition of, and response to, the activities that exist in a U-shaped band on the west, north, and east side of the Farm parcel. As indicated, these facilities should stop short of the front lawn or image zone. Parking, both permanent on the west, and overflow on the east, is located in this zone. Pedestrian access from these parking areas should be controlled and allowed to enter the Farm parcel at a few specific points.

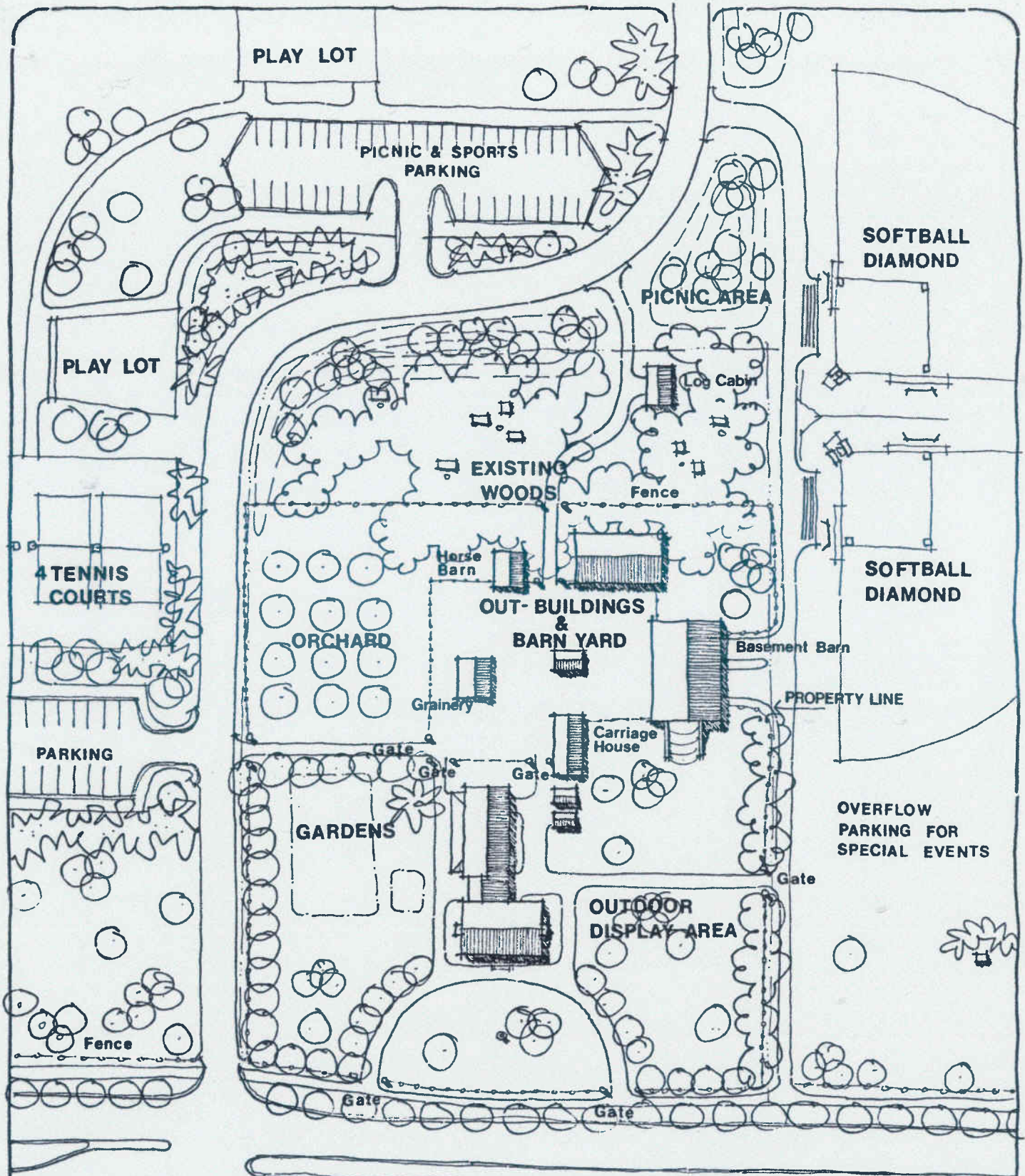


ILLUSTRATION 25

THE COBBLESTONE FARM
ANN ARBOR, MICHIGAN

MASTER SITE PLAN

▲
NORTH
OCTOBER, 1980

53

Site Plan Specifics

In the front lawn area, split rail fencing and large street trees should extend the entire length of the park/Farm property fronting on Packard Road. Immediately in front of the house, a picket fence should be used. A circular walk should be established to mimic the carriage drive, and once again, be lined with maple trees. The current automobile access onto Packard should be eliminated. Much of the front lawn shrubbery which is both overgrown and randomly placed should be moved north to a location within the working farm zone. The garden area should likewise be pruned. The apple orchard is in need of pruning and a few trees could be added.

The barnyard is conceptual in its layout. Exact building locations should be selected as outbuildings become available. The intent illustrated is a compact grouping of buildings to minimize maintenance and maximize the amount of lawn (the space enclosed by the outbuildings need not be lawn as a gravel image would be more in keeping with a barnyard); and, the closer together these buildings are the shorter will be the lengths of utility runs to them. Both the barnyard space and lawn areas (on special event days) could be used for display/exhibits.

One specific comment. The basement barn, as a shared structure, could be located on the eastern edge so as to be accessible by park personnel without entering Farm grounds, and as it is large, would be a very effective visual and audible buffer of ball field activity.

Fencing on the east, west, and north edges of the site could be, again, split rail in character. Here, too, paths from parking areas should penetrate these exterior fences at specific points leading to either the house or working farm area. Penetrations through the buffer area and the front lawn (except at the circular walk) should be avoided. Paving materials could be gravel.

The wood lot should be maintained: dead and diseased wood should be pruned and removed and new trees, preferably native hardwoods, planted. All plant materials proposed for use should be either native or ornamentals from the time period.

Lighting within the farmyard should be as inobtrusive as is possible. It would be better to highlight the major design elements, house, porches, orchard trees lining the circular drive, than to place light fixtures on poles on the site.

Parking, a most difficult problem, was provided for outside of the Farm parcel. In fact, cars should not be parked at any time on the Cobblestone Farm land as they are inconsistent with the desired ambience. Staff parking and that of small groups can be located in the proposed west parking lot adjacent to the tennis courts. In addition to an improved parking lot serving baseball and the picnic area, overflow parking can be accommodated on the ballfield lawn areas. Here, too, the front lawn zone should be respected. Occasional special event parking could also continue on the Seventh Day Adventist lot south of Packard Road. Even though outside of the actual Farm property, screening of parking lots and recreation activities should also use native plant materials.

Conclusion

The purpose of a Site Plan is to provide a framework for and guidelines to control/direct growth and change. In this instance, change is restoration and reuse. An image of the Cobblestone Farm will not only come from visual and physical characteristics, however. It is the actual use of the facilities, the human activities that take place at the Cobblestone Farm, that will also contribute significantly to the complete Farm image. As aspects of the intent of the Site Plan are studied in detail and implemented, care must be taken that changes do not hinder the human uses intended to take place. A goal of the site restoration is to achieve the feeling that it has always been there. Interpretation of the past and activities of the present should be enhanced and not blocked by the implementation of change.

PRESERVATION STANDARDS FOR THE HOUSE

Because of the great historical and architectural significance of the Ticknor-Campbell house and site, the study committee recommends the following preservation standards as the basis for formulating the historic district ordinance. The general intent of these standards is to preserve the significant existing aspects of the house and site, and also, to formulate guidelines to direct future restoration efforts.

Introduction

The Ticknor-Campbell house is a virtually intact example of a mid-Victorian period residential environment, one suited to the operation of a large and prosperous farm. Very few physical changes had been made to the building prior to 1913, and these were relatively minor. Essentially, the house exists as it was in the 1890s. It had, in 1973, no indoor plumbing or running water and an inoperative coal-fired Victorian furnace. A hand-pump in the kitchen served to provide water for washing purposes and a connected back-house provided sanitary facilities. Drinking water was drawn from a well near the driveway east of the house. Even on the exterior, since no painting had been done for many years, the remnants of the late Victorian paint scheme were still discernible. Few permanent changes were made to the original Classic Revival architecture even during the Victorian period. This significant lack of alteration in combination with the outstanding architectural quality of the original design makes the Ticknor-Campbell house a truly valuable cultural resource for the Ann Arbor community. It is these qualities which the proposed historic district ordinance seeks to preserve.

The Study Committee recommends the following standards of exterior and interior preservation and maintenance.

The Exterior

(a) Elevations

All elevations, including the north, south, east, and west, from grade level to the top edge of the eaves and gable ends, shall be preserved and maintained in the existing condition.

(b) Roofs and Chimneys

The silhouettes and surfaces of all roof and chimneys shall be preserved and maintained in their existing condition. Specifically, the brick chimneys, wood shingle roofs, and copper flashing shall be preserved.

(c) Openings

The location, style, and materials of all door and window openings shall be preserved and maintained in their existing conditions. Specifically, the lintelled masonry openings and the wood-framed openings, including door and window frames, window sash, shutters, doors, and window glass shall be preserved. Additions to, or changes in, the size or proportion of existing openings shall not be made.

(d) Materials

All exterior materials, including cobblestone, fieldstone, and brick masonry, mortar, wood siding, woodwork trim, glass, and wood shingles shall be preserved and maintained in existing condition. Any repairs and/or restoration of such materials shall match the original color, texture, type of material, form, and detail as closely as possible.

(e) Color

Exterior paint color of all painted woodwork shall be maintained in a color scheme appropriate to the period of construction and/or the period of interpretation.

(f) Signage

No exterior signage or graphics shall be attached to, mounted upon, or painted upon, any portion of the building.

(g) Alterations

No changes to the exterior configuration of the building shall be made.

The Interior

General Recommendations

(a) Period

The house is to be furnished to pre-Civil War styles. It is perfectly acceptable to retain certain of the changes made over the years, such as the arch in the east parlor, with proper explanation. Some of the early wiring may be included in a place agreed upon by the architects, interior design committee, and board.

(b) Woodwork

All woodwork is to be restored to graining wherever possible.

(c) Floors

Softwood floors are to be cleaned and repainted; rugs may be used. Those floors which were never painted and show evidence of having been carpeted, may be recarpeted. Excessive sanding of softwood floors is to be avoided. Hardwood floors are to be cleaned and polished.

(d) Walls

During the 19th century, wallpaper was much favored over paint. Wallpaper is to be used wherever cost permits. When wallpaper is not used, walls shall be painted. Walls in the kitchen ell shall be painted to simulate white wash.

(e) Furnishings

Lines are to be simple and uncluttered as characterized by early and country Victorian furniture. For each room, suggestions have been listed. This does not mean that other donations would not be used if they were offered. The lists are simply to give an idea of our intent.

Front Hall

(a) Woodwork

The present 1902 graining is to be preserved. The stair railing is to be cleaned and tightened. If it cannot be strengthened, another utility rail shall be installed along the wall in order to prevent the destruction of the present rail.

(b) Floor

Floor graining when reproduced shall be coated with a heavy-duty finish. The stairs and the hall floor are to be carpeted. The stair carpet is to be held in place by brass stair rods.

(c) Walls

Walls are to be painted a warm light color, with a wallpaper border around the top.

(d) Lighting

An electrified reproduction of a hanging oil lamp is to go where the present bulb is.

(e) Furnishings

Being narrow, the hall must be simply furnished. Suggestions might be the Hayden buffet, a grandfather clock, and one or two fancy chairs.

East Parlors

(a) Woodwork

The woodwork may be regrained in a color close to the original or painted.

(b) Floors

The floors may be repainted and centers covered with oriental rugs or carpeting.

(c) Walls

The front parlor is to be papered and the back parlor painted in a coordinated color.

(d) Fireplaces

The size of the back parlor fireplace has been changed. For the foreseeable future, it shall be left as is. The front fireplace shall have the metal plates reinstalled and a suitable Franklin-style fireplace insert installed. In the summer, a fireboard covering the opening may be used.

(e) Lighting Fixtures

The present fixtures are to be replaced with electrical fixtures designed to resemble oil lamps. Candle sconces and oil or candle table lamps are also appropriate.

(f) Furnishings

These two rooms contained the most sophisticated furniture. A drop leaf table, fancy side chairs, a couch, small ladies desk, sewing table, or tea table would be appropriate. The piano should go on the inside wall of the back parlor; other musical instruments, a couch, and fancy chairs would also be suitable in the back parlor.

(g) Window Treatment

Suggestions for the windows are fine embroidered lawn glass curtains with overdrapes of velvet or satin, swagged to the left. Colors shall blend with the wallpaper.

West Sitting Room

(a) Woodwork

The existing graining is to be cleaned and restored where necessary.

(b) Floor

The hardwood floor is to be cleaned and refinished.

(c) Walls

The walls are to be painted or papered.

(d) Fireplace

The existing Campbell stove is to be retained and a decorative fireboard placed over the former fireplace opening.

(e) Furnishings

A desk and chair for farm accounts, comfortable chairs, a single bed or plain daybed, a table with an oil lamp for studying would all be suitable.

(f) Window Treatment

Plain drapes and glass curtains are suitable.

Pantry Off West Sitting Room

This space may be used for a modern kitchen provided that all new equipment is enclosed in either the original pantry cupboard or a suitable substitute.

Southwest Downstairs Bedroom (Benajah Ticknor's Library)

(a) Woodwork

The existing graining is to be cleaned and restored where necessary.

(b) Floor

The hardwood floors are to be cleaned and polished.

(c) Walls

The walls are to be painted.

(d) Furnishings

Bookcases, a desk and chair, Ticknor memorabilia, and a picture of George Washington are suitable for this room.

(e) Window Treatment

The shape of the drapery shall match that in the southeast parlor.

Upstairs Front Hall

(a) Woodwork

Same as downstairs front hall.

(b) Floor

Same as downstairs front hall.

(c) Walls

Walls are to be painted the same color as the downstairs walls. The borders are to be simpler or eliminated.

(d) Lighting Fixtures

Lighting controllable from the downstairs switch shall be provided. The lighting may be ceiling, wall, or table, either oil or candle in style.

(e) Furnishings

A small table or blanket chest would be appropriate.

(f) Window Treatment

The window treatments are to coordinate in shape with the bedroom windows on either side to give a pleasing appearance from the exterior.

Southeast Bedroom

(a) Woodwork

The woodwork is to be regrained if possible. The picture molding shall be retained.

(b) Floor

The floors are to be cleaned and repainted. A rug may be placed in the center.

(c) Walls

The walls shall be painted a light color to blend with the hall. A lighter shade above the molding and on the ceiling would be suitable.

(d) Fireplace

A suitable Franklin-style insert shall be used.

(e) Furnishings

Suggested furnishings are a double bed, wash stand, chest of drawers, sewing table, tea table, and several comfortable chairs. Fireplace tools and a wood box also would be appropriate.

(f) Window Treatment

Curtains shall be simpler in design than those downstairs. They may be short, fitted to the windows, or more formal, hanging outside the frames to the floor.

Southwest Bedroom (Mary Campbell's Room)

(a) Woodwork

The existing woodwork is to be regrained if possible.

(b) Floor

The floor is to be painted and covered with rag rugs or Scotch carpeting.

(c) Walls

The walls are to be painted a medium grey-blue with white ceilings.

(d) Furnishings

Ordinary bedroom furnishings would be suitable, including a small stove.

(e) Window Treatment

Curtains shall match those in the southeast bedroom and upstairs front hall.

Northwest Bedroom

(a) Woodwork

The existing original graining is to be preserved.

(b) Floor

The floor is to be covered with rag carpeting.

(c) Walls

The walls are to be papered or painted in a warm light color.

(d) Fireplace

The former fireplace opening is to be covered with a decorative fireboard. A small stove may be added.

(e) Furnishings

Simple country-style bedroom furniture is suitable here.

(f) Window Treatment

Curtains shall be simple and short.

Northeast Bedroom

- (a) The woodwork shall be left stripped and oiled to show the type of wood. Curtains shall be simple in style.

Stairway From Southwest Bedroom to Dining Room

A wooden railing shall be installed around the stairwell, as well as a handrail down the stairs. A light shall be installed over the stairway. The door at the bottom of the stairs shall be replaced.

Hired Girl's Room

- (a) The beams in the walls shall be stripped to the natural wood if possible. The doors and window frames shall be painted a milk-paint grey-green.

(b) Floor

The floor is to be washed and covered with small rag rugs or simple carpeting.

(c) Walls

The walls shall be painted or wallpapered.

(d) Furnishings

A child's small bed, chest of drawers, some toys would be suitable.

(e) Window Treatment

No curtains shall be used in summer. Wool curtains shall be used in winter.

Hired Men's Room

This room shall be used for storage. Another exit stairway may be installed leading to the woodshed in which case other uses may be permitted.

Dining Room

(a) Woodwork

The doors shall be rehung to fit. The chair rail and window frames shall be stripped and the original finish restored if possible.

(b) Walls

The plaster is to be repaired and the walls and ceilings painted to simulate whitewash.

(c) Floor

The floor shall be scrubbed and bleached. In winter, rugs and padding may be used.

(d) Lighting Fixture

A fixture typical of the period shall be placed over the table.

(e) Windows

In winter heavy wool curtains shall be used. In summer, no curtains will be used but screens may be put up.

(f) Furnishings

A large country style table and simple comb-back or arrow-back chairs (painted), daybed, dry-sink, and rocker would all be suitable.

Kitchen

The brick bee-hive oven and wash-kettle enclosure shall be restored and preserved. The underground cistern shall be preserved.

Pantries

The first pantry off the kitchen shall be preserved and maintained in its present condition.

The second (or milk) pantry may be used for storage or adapted for other purposes. The small window leading into the shed shall be replaced with a door.

Indoor Privy

The privy shall be restored and preserved.

IMPLEMENTATION

Administration

The tri-part arrangement for administering Cobblestone Farm is very unusual, yet has proved to be very successful. The first prong of this triumvirate is the City of Ann Arbor which owns the house and the land. Its responsibility is administered through the Department of Parks and Recreation. The second prong is the Historic District Commission, a committee of citizens appointed by the Mayor to administer the City's historic districts. The third prong is the Cobblestone Farm Association.

The Cobblestone Farm Association shall have the responsibility for directing the management, operation, and restoration of the Cobblestone Farm with the advice of the Historic District Commission and the assistance of the Parks and Recreation Department, provided that:

- (1) The Association presents a formal report to the Commission annually describing all major activities, funds raised, and restoration work undertaken and completed during the preceding year;
- (2) All restoration and maintenance shall be performed in accordance with the Preservation Guidelines and Standards herein;
- (3) Whenever the Association intends to proceed with any project requiring a building permit, the current president of the Association shall notify the chairperson of the Commission giving general details of the project, its estimated cost, and date of completion;
- (4) The Cobblestone Farm Association may maintain an office within the farmhouse or elsewhere on the site. Relocation of the office from its present location in the Northeast Bedroom shall be agreed upon jointly by the Board, the Commission, and the Superintendent of Parks.

Financing

The Cobblestone Farm Association is charged with raising the money for the restoration of the house. The City shall be responsible for perpetual maintenance. The City currently provides insurance, utilities, and some yard maintenance.

The Association has ten sources of revenue, some in cash and some "in-kind" payments:

- | | |
|----------------------------------|---|
| (1) membership dues | (6) government grants |
| (2) contributions by individuals | (7) interest on capital |
| (3) contributions by groups | (8) fund raising events and sales |
| (4) contributions by businesses | (9) contribution of antiques |
| (5) gifts from foundations | (10) support from the City of Ann Arbor |

Volunteer help to the Cobblestone Farm Association provides the foundation for all activity at the Farm.

The Association does not see its work as finished with the restoration. The group is committed to following through with plans to make the Farm and its interpretive and educational programs available to the public.

Future Plans

The future plans of the Cobblestone Farm Association in terms of restoration and programs are documented in the section on the Cobblestone Farm Association and Preservation Guidelines and Standards. In summary, the Association intends to:

- Complete the restoration and interior decoration of the house according to the Preservation Standards
- Complete the restoration of the site according to the Preservation Guidelines
- Keep the site open as a historic museum
- Provide an interpretive program which actively portrays life on a pre-Civil War Michigan farm
- Work with area schools to provide educational experiences for children
- Offer classes to teach the 19th century farm skills
- Make the farm and grounds available as a public meeting place for appropriate groups
- Provide special events which will be of interest and educational value to the community

**APPENDIX A
COMMUNITY CONTRIBUTIONS**

Business and Labor Groups

Advance Interiors	Independent Insurance Agents of Ann Arbor
Anderson Paint Co.	Don Johnson, appraiser
Ann Arbor Pipe and Supply Co.	John Leidy
Arnet's Monuments	Meijer's Thirfty Acres
Ayres, Lewis, Norris & May, Inc.	Muehlig Funeral Chapel, Inc.
Butcher and Willits, Inc.	Tim Newbound, painter
Contractors Container Corp.	The Pigtown Flingers
Daniels and Zermack Associates, Inc.	Plumbers and Pipefitters Local 190
Diamond Glass Co.	Pretzel Bell
Domino's Pizza	Quarry Photo
Ecology Center	Stone School, Inc.
Felkran Plumbing	Treasure Mart
Fingerle Lumber Co.	Washtenaw Contractors Association (Trowel Trades Local 14)
Goodyear's	Washtenaw Homebuilders Association
Neal Grob, painter	Wild Weft Fiber Supply House
Daniel Harju, paper hanger	
Hertler Bros.	

Community Organizations and Schools

American Legion Post No. 46
Ann Arbor Doll Collectors' Club
Ann Arbor Folklore Society
Ann Arbor Handweavers' Guild
Ann Arbor Jaycee Auxiliary
Ann Arbor Recorder Society
Ann Arbor Veterans of Foreign Wars
Bethlehem Church Handbell Choir
Boy Scout Troop No. 22, Allen School
Boy Scout Troop No. 23,
First Congregational Church
Boy Scout Troop No. 231,
West Middle School, Ypsilanti
Calico Quilters
Cobblestone Farm Country Dancers
Comic Opera Guild
Daughters of the American Revolution
Early Engine Society
Faculty Women's Garden Section
First Congregational Church
First Michigan Volunteers
Commemorative Civil War Assn.
Friends of the University of Michigan
Museum of Art
Girl Scout Brownie Troop No. 9,
Abbot School
Girl Scout Cadette Troop Nos. 235 & 40
Forsythe Intermediate School
Girl Scout Cadette Troop No. 550,
Slauson Intermediate School
Girl Scout Junior Troop Nos. 29 & 30
Abbot School
Girl Scout Troop Nos. 54 and 190
Dicken School
Girl Scout Troop No. 594
Allen School
Herb Study Group,
University of Michigan Botanical Garden
Huron Valley Council,
Girl Scouts of America
Huron Valley Quilting Society
King's Daughters, Group 11
Pearl K. McGowan Hookcrafters' Guild
Phoebe Beal Circle of King's Daughters
Project Grow
The Questers
The Sacred Harp Singers
St. Andrew's Episcopal Church
Seventh Day Adventist Church
Washtenaw County Farm Bureau Women
Westside Women's Club
Women of the Building Trades

Allen School
Community High School
Dicken School
Earthworks
Huron High School
Pattengill School
Pioneer High School
Scarlett Intermediate School
Stone School
University of Michigan,
Anthropology Department
College of Architecture and
Urban Planning
Landscape Architecture Program
Museum Practice Program

Major Financial Donors

George E. Amendt	J. F. Ervin Foundation
Leigh C. Anderson	Fingerle Lumber Co.
Ann Arbor Area Foundation	Girl Scout Troop No. 30, Abbot School
Ann Arbor Bank and Trust Co.	Harlan H. Hatcher
Ann Arbor Chapter of the Pearl K. McGowan Hookcrafters' Guild	Mr. and Mrs. Peter Heydon
Ann Arbor Chapter of the Woman's Nat'l Farm and Garden Assn.	J. L. Hudson Co.
Ann Arbor Democratic Party	Ralph M. Hunter
Ann Arbor Doll Collectors' Club	Donald L. Katz
Ann Arbor Garden Club	Kiwanis Club of Ann Arbor
Ann Arbor Historical Foundation	Michigan Savings and Loan Assn.
Flora M. Burt	Michigan State Bicentennial Commission
Calico Quilters	Eugene B. Power
Demaris Cash	Millard H. Pryor
Charles Ciccarelli	The Questers
City of Ann Arbor	Harry A. Towsley
Community Development Block Grant, HUD	Margaret Townsley Foundation
Douglas D. Crary	Trowel Trades Joint Apprentice Program and Washtenaw Contractors' Assn.
Richard Earhart	National Park Service, Department of the Interior

Crafts People and Collectors

Balloonist

Herb Lerner

Basket Weaving

Kathy Rochol

Blacksmith

Carl Binder

Ron Wheeler

Bicycling

The Wheelmen of Michigan

Butter Making

Mary Campbell

Button Collection

Ethel Royce

Candle Dipping

Pat Roth

Chair Caning

Marion Scheffer

Elmer Wurster

Chimney Sweep

David Sonderschafer

Cider Press

David Braun

Corn Husk Rugmaking

Dorothy Miller

Cobblestone Farm Country Dancers

Keith Anderson

Brian Bedwell

Debbie Berman

Polly and Bill Caruthers

Clair Chang

June and Walt Chmielewski

Jennifer Dodge

Esther Donahue

Louis and John Ferguson

Barbara Fisher

Gail and Larry Frankenberg

Susan Filipiak

Bruce Galler

Cobblestone Farm Country Dancers (cont.)

Daniel Gottesmann

Catherine and Tom Graham

Suvie Judd

Susan Kaesmayer

Dave Kazara

Al Kleg

Allison Lees

Ann Ludlow

Valerie Moffett

Judy and Fred Norris

Pauline Norton

Scott Paauw

Barb and Jim Parker

Peggy Prag

Cheryl Rollin

Jo and Greg Ross

Sandy and Bert Rossi

Michael Sachs

Barb Schmittel

Connie and Art Solari

Don Theyken

Robin Warner

Dave Waxman

Marie and Ted Waxman

Helen and Dave Williams

Mark Williams

Steve Williams

Aaron Wright

Dollmakers and Collectors

Diane LaPointe

Mary Rush

Margaret Smith

Maria Snider

Barbara Waddell

Embroidery

Livia Demeter

Lace Making

Norma Samuels

Dan Schultz

Musicians and Singers

Betsey Beckerman

Michael Beebe

Martha Burns

Barbara Fisher

Musicians and Singers (cont.)

Bruce Galler
David Hughes
David Kahn
Peter Lohrengel
Bruce Loughry
Pat Loughry
Debbie Low
Robert Malley Quarter
Dave Murphey
Tom Niehl
Dave Orlin
Emily Pena
Ned Rosen
The Ruffwater String Band
Billy Sparrow
Jim Spencer
Warren Steel
Roger Treat
Vinny Tufo
Dave West
Dave Williams
Steve Williams
Marion Wirick

Plowing

Lloyd Hughes
George McComber

Quilting and Antique Quilts

Beth DeForge
Barbara Ike
Pat Padala
Mayeve Tate
Edna Webb

Rose-Mahling

Kathy Teall

Rug Braiding

Louis Christian

Rug Hooking

Helen Cantor
Annette Cheek
Lee Palmiere

Sheep Shearing

Bill Ames
Ron Kuhl
David Roehm

Spinning and Weaving

Barbara Eagle
Susan Dahlgren
Jane Hawkins
Joyce Jones
Lenore Lamsa
Barbara Mecouch
Beth and David Pennington
Louis Piranian
Mary and John Wooden

Square Dancing

Dorothy and Shorty Hoffmeyer

Tole Painting

Fran Bosel
Emily Holland

Wagon and Sleigh Rides

Zina Bolgos
Versile Fraleigh
Ralph McCalla

Woodcarving

Fred Rowe
Harry Wiltshire

Wool Dying

Sheryl Crispner

Contributors of Antiques

Florence Armbuster
Mr. and Mrs. Franklin Bayha
Alice Bensen
Mrs. George C. Brown
George Campbell
Mary Campbell
Demaris Cash
Mrs. Paul Creger
Lela Duff
Carol Ford
Margaret Gailey
Shirley Goddard
Judy Gross
George and Marquerite Harms
Dr. John W. Henderson
Mr. and Mrs. Peter Heydon
Donald Hillier
Andrew Kieman
Eleanor S. Krause
Mrs. Curtis Lewis
Hazel M. Losh

Carleen A. McPharlin
Mrs. Robert Morrow
Alice Muhltnr
Dr. and Mrs. Alex Nelson
Dr. Edwin H. Place
Dale D. Peterson
Mrs. Millard H. Pryor
Richard A. Russell
Carol Sayre
Geraldine Skinner
Jean W. Stanger
Mary L. Steere
Jean-Paul Slusser
Mrs. A. H. Taylor
Dr. and Mrs. Philip Warren
Laura M. Whelan
Marion E. Whitker
Mrs. James C. Winton
Marion and Grover Wirick
Hugo Wolter

Individual Volunteers

Debbie Abbeg
Jan Anankey
Alloa Anderson
Leigh Anderson
Mark Anderson
Jill Ault

Herbert Bartlett
Mike Barzone
Robert Berger
Bud Bigelow
Mildred Binder
K. Bjornstad
Alan Blackman
Mary Steffek Blaske
Alice Bond
Bill Bond
Howard Bond
Novella Bowlin
Rosalie Brandon
David Braun
Joanne Brodie
Ken Brook
Bill Burmeister
Cynthia Burmeister
Suzanne Butch

Charles Cares
Valery Carey
Jean Carlberg
Barbara Carr
Mary Carroll
Demaris Cash
Clint Castor
Tim Chaput
Cherly Chin
Patty Chin
Judy Clark
Susy Clark
Tina Clark
Martha Cohen
Jinx Comfort
Nick Cook
Bill Cooper
Jill Corkin
Dorothy Cortright
Douglas Crary

Greg Dahlberg
John Danovich
Carrie Davis
Marion Davis
Bonnie DeLoof
Peter DeLoof
Angela Del Vecchio
William Densham
Diane Dickey
David Diebold
Waldo Dieterle
David Doman
John Doman
Jan Donaldson
Naomi Donaldson
Michael Downs
Majorie Drake
Nancy Drexler
Kelley Dufort
Elyse Dyke

Cathy Eckstein
Mary Evans

Clyde Fahner
Nina Fahner
Bobbie Fellman
Amy Ferguson
Al Fewkes
Cindy Fewkes
Jim Filgas
Roland G. Frey

Roy Gerow
Shirley Goddard
Earl Graham
Jan Greashaker
Janet Green
Jacquelyne Greenhut
Neal Grob

Noonie Hamp
Steve Hamp
Erin Hanley
Sandra Hansen
George Harms
Marquerite Harms

Ken Harris
Nancy Hart
Vern Hartenberg
John Hathaway
Polly Helmke
Eunice Hendrix
Jack Hicks
Sandy Hicks
Nan Hodges
Ann Hoefle
Milton Hoefle
Betty Hopkins
Sue Horst
Mary Hunt
Laurie Huttuner

Christopher Ingersoll
David Ingersoll
Pat Ingersoll

Terry Jacobs
Dick James
Donald Johnson
Mike Johnson
Peter Johnson
Cathy Joynt

Barbara Kahn
Karen Kealy
Jean King
Jim Kirk
Peter Klaver
Christie Kuesbitz
Judith Kushner

Cindy Langer
Guy Larcom
Tim Leonard
Mark Lisko
Gretchen Loukotka
Richard Loving
Jeanette Luton
Robert Luton
Frances Lyman
Robert Lytell

Bonnie MacAdam
Betsy McClure
James McClure
Tara McDonough

Tim McKibben
Carlene McPharlin
Adrienne Malley
Michael Malley
Ann Maly
Esther Marcus
Bryon Marshall
Kingsbury Marzolf
Susan Menzer
Michael Metaugh
Mr. and Mrs. Robert Metcalf
Heidi Metzger
Betty Miller
Bill Mitchell
Patrick Mitchell
Donna Monroe
Arlene Montgomery
Joyce Moore
Thomas Murphy

John Naylor
Pauline Naylor
Richard Neumann
Tim Newbound
Tim Noland

Donna O'Connor
Marquerite Oliver
Connie Olson
Colleen O'Neill
James O'Neill
Eleanor Ostafin
Lois Otto
George Owers

Edward Padala
Donald Parrish
Vince Peltier
Dick Peterson
Herbert Pfabe
Susie Phelp
Ruth Pickl
Mary Ann Pierce
Carolyn Pish
Peter Pollack
Charles Poor
Ethel K. Potts
Nick Prakken
Mrs. Edward G. Protz
Thelma Pryor

Betty Quackenbush

Doris Reinholt
Shari Reinholt
Kitty Remmert
Margaret Roark
Sally Root
Krisia Rosa

Charles Saxon
Margaret Saxon
Kathy Schafer
Wendy Schen
Mary Schieve-Achenbaum
Ingrid Sheldon
Stephanie Skonis
Jean-Paul Slusser
David Smith
Joe Smith
Pat Smith
Lois Solomon
Eck Stanger
Jean Stanger
Catherine Stevens
Wystan Stevens
Morley Stevenson
Vera Strongman
Mrs. H. Sullivan
Sandy Sullivan
Lois Sutherland

Frances Ticknor
Marcia Ticknor
Peggy Thomas
George Thompson
Virginia Tobias

Roy Underwood

Jay Van Duren
Becky Vest

Tuffin Wagner
Bret Waller
Hugo Walter
Robert Warner
Peg Webb
Allison Weeber
Barbara Weid
Mary Weiland
Cherry Westerman
Susan Weyman
Rosemary Whelan
Richard White
Frank Wilhelme
Jean Wilkins
David P. Williams
Jim Willison
Lois Wilson
Justine Wimsatt
Mark Wood
Susie Wood
Fran Wright
Henry Wright

Selim Yalvac
Mike Young

APPENDIX B

COUNCIL—APRIL 15, 1974

R-113-4-74

**RESOLUTION - RESTORATION OF
TICKNOR-CAMPBELL HOUSE**

WHEREAS, in a resolution adopted June 5, 1972, and in a follow up letter from the City Administrator dated January 11, 1974, the Ann Arbor Historic District Commission was given authority for, and directed to present to City Council, a proposal for the restoration of the Ticknor-Campbell Property on Packard Road; and

WHEREAS, a proposal dated April 10, 1974 was received from the Ann Arbor Historic District Commission with basic elements being:

- (1) Use plans Pioneer Museum illustrating Michigan farm life in 1840's with ancillary caretaker quarters and office and/or classroom space.
- (2) Funding Private and public appeals and matching governmental grants through the cobblestone Farm Committee for restoration purposes.
- (3) Other costs City from capital funds to pay for utilities installations and from general funds perpetual maintenance.
- (4) Responsibility Responsibility for the complete restoration to lie with the Ann Arbor Historic District Commission. This responsibility to include reconstruction design, contractors' selection, supervision of structural restoration during all phases, development of grounds and ancillary buildings, and authorizing agent for all non-City funds collected for the restoration.

NOW, THEREFORE, BE IT RESOLVED, that the proposal as presented by the Ann Arbor Historic District Commission is accepted and approved by Council with the stipulation that continuous cooperation and consultation exist between the Commission and the City Administration during the restoration period.

APPENDIX C

AN ORDINANCE TO AMEND THE HISTORIC DISTRICT CODE BY ADDING A NEW TITLE WHICH SHALL BE DESIGNATED TITLE VII

The City of Ann Arbor Ordains:

Section 1. That the Historic District Code be amended by adding a new title which shall be designated Title VII and which shall read as follows:

Title VII. Cobblestone Farm Historic District.

7:1. Description of the Historic District. The Cobblestone Farm Historic District consists of the following parcel of land in the City of Ann Arbor:

The east half of the east half of the southwest quarter of Section 3, T3S, R6E, excepting land conveyed to Arthur R. Drappatz and wife by Warranty Deed, recorded August 1, 1952, in Liber 602 of Records, page 637, Washtenaw County Records. Also known as 2781 Packard Road, Ann Arbor, Michigan.

7:2. Definitions. For the purposes of this Ordinance:

(a) "Present Condition" shall mean the condition of the Farm as of February 1, 1982.

7:3. Preservation Standards for the Site. The following preservation standards shall be applicable to the property in the Cobblestone Farm Historic District:

- (a) New Structures. No new structures of any kind shall be placed within the front open space. The following structures may be erected in the barnyard area to the rear of the farmhouse: large barn, basement barn, horse barn, carriage house, grainery, corn crib, ice house, wind mill. No other structures may be erected either in the barnyard or elsewhere on the site. Each of the preceding structures shall resemble as closely as possible the original structures shown in early photographs of the barnyard. The exact location within the barnyard and eventual appearance of each structure shall require the prior approval of the Historic District Commission.
- (b) Drives and Parking Areas. The existing driveway and parking area shall be removed and the area shall be seeded with lawn grass. No new parking shall be installed on the site. A service drive may be provided from the west lot line to the barnyard.
- (c) Paving. All paths and the service drive shall be paved with stone dust or fine gravel except the path through the woods from the north lot line which may be paved with wood chips. Asphalt or other solid paving shall not be permitted.
- (d) Fences. All fencing shall be wooden including gates. Fencing across the front of the property, inside the front lot line, shall be picket fencing with gates to match. Fencing on the side and rear lot lines shall be split rail type.

- (e) Plant Materials. Only plant materials of a type which existed in Washtenaw County prior to 1860 may be planted on the site without the prior approval of the Historic District Commission.
- (f) Lighting. Exterior pole lighting shall not be permitted. The type and location of any new exterior lighting shall require prior approval from the Historic District Commission.

7:4. Preservation Standards for the Exterior of the Farmhouse. The following preservation standards shall be applicable to the farmhouse:

- (a) Elevations. The exterior appearance of all building faces, from grade level to the top edge of the eaves and gable ends, shall be preserved and maintained in the present condition.
- (b) Roofs and Chimneys. The silhouettes and surfaces of all roof and chimneys shall be preserved and maintained in their present condition. Specifically, the brick chimneys, wood shingle roofs, and copper flashing shall be preserved.
- (c) Openings. The locations, style, and materials of all door and window openings shall be preserved and maintained in their present conditions. Specifically, the lintelled masonry openings and the wood-framed openings, including door and window frames, window sash, shutters, doors, and window glass shall be preserved. Additions to, or changes in, the size or proportion of existing openings shall not be made.
- (d) Materials. All exterior materials including cobblestone, fieldstone, and brick masonry, mortar, wood siding, woodwork trim, glass, and wood shingles shall be preserved and maintained in their present condition. Any repairs or restoration of such materials shall match the original color, texture, type of material, form and detail as closely as possible.
- (e) Color. Exterior paint color of all painted woodwork shall be maintained in a color scheme appropriate to the period of 1844 to 1864.
- (f) Signage. No exterior signage or graphics shall be attached to, mounted upon, or painted upon any portion of the building.
- (g) Alterations. No changes to the exterior configuration of the building shall be made.

7:5. Preservation Standards for the Interior of the Farmhouse. The following general standards shall be applicable to the interior of the farmhouse:

- (a) Period. The house is to be maintained and furnished in the pre-Civil War period style. Later alterations in the structure such as the 1916 arch in the east parlor and the Victorian hot-air grilles in the floors shall be retained. An example of early electrical wiring may be included in a place determined by the Historic District Commission.

- (b) Interior Floor Plan and Openings. The interior floor plan of the house shall be preserved as it is. The location, style, and materials of all door and windows openings and stairways shall be preserved and maintained. No partitions in rooms or changes in interior walls shall be made. Any public convenience facilities placed in the house shall be installed without altering the basic floor plan. The location of these public facilities shall be determined by the Historic District Commission.
- (c) Materials. All interior materials, including hardwood and softwood floors, woodwork, staircases, hardware, glass, plaster, brick, masonry, and wooden lath shall be preserved and maintained in their present condition. Repairs or restoration of any interior materials shall match the original in color, texture, type of material, form and detail as closely as possible.
- (d) Woodwork. If the woodwork is restored or refinished, it shall be to graining wherever possible. A specified area of woodwork may be left stripped and oiled to show the original wood.
- (e) Floors. Floors shall not be machine-sanded. They may be cleaned and oiled or waxed. Floors which show evidence of having been painted or carpeted may be repainted or recarpeted. Varnish and polyurethane finishes shall not be used.

Section 2. That this Ordinance shall take effect ten (10) days after legal publication.

BIBLIOGRAPHY

- Beakes, Samuel W., Past and Present of Washtenaw County, Michigan. Chicago: S.J. Clark Publishing Company, 1906.
- Hamlin, Talbot., Greek Revival Architecture in America. Reprint. New York: Dover Publications, 1964.
- Hamp, Steven, "The Ticknor-Campbell House: The Campbell Tenure." Unpublished paper.
- History of Washtenaw County, Michigan, Chicago: Charles C. Chapman & Company, 1881.
- Hodges, Nan P., "The Maynard and Ticknor Families at Cobblestone Farm, 1824-1860," Unpublished paper, copy at the Michigan Historical Collections, Bentley Library, University of Michigan.
- Map of Washtenaw County, Michigan, 1856.
- New Historical Atlas of Washtenaw County Michigan., Illustrated. Chicago: Everts & Stewart, 1874.
- Portrait and Biographical Album of Washtenaw County, Michigan. Chicago: Biographical Publishing Co., 1891.
- Schmidt, Carl F., Cobblestone Masonry. Scottsville, N.Y., 1966.
- Shelgren, Olaf and Cary Lattin and Robert W. Frasc. Cobblestone Landmarks of New York State. Syracuse: Syracuse University Press, 1978.
- Standard Atlas of Washtenaw County, Michigan. Chicago: Geo A. Ogle & Co., 1895.