

Washtenaw/Hill/Geddes Historic District, Phase III Ann Arbor, Michigan

A report prepared for the Washtenaw/Hill/Geddes Historic District
Study Committee of the Ann Arbor Historic District Commission

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Table of Contents

Section I

- A. Abstract
- B. Methodology
- C. Introduction

Section II p. 4

- A. General Description
- B. History and Significance p. 7

Section III p. 14

Subareas - Descriptions and Significance

Section IV p. 30

- A. Preservation Standards
- B. Conclusion p. 32.

Appendices p. 33.

Appendix A. Significant Structures by Subarea

Section I

A. Abstract

Following designation of five structures in Phase I of the Washtenaw/Hill Historic District, and an additional sixteen structures in Phase II, it has been the intention of the Washtenaw/Hill Study Committee to expand the historic district to include a total of 1003 structures. The current project was undertaken to provide the necessary documentation and research for the Study Committee to pursue designation. The purpose of this report is to consolidate the survey and research data into a comprehensive document which would describe not only the physical characteristics of the proposed district, but would also discuss its historic significance to the city of Ann Arbor. Research revealed the close connection between the growth of the study area to the growth of the University of Michigan, especially in the early twentieth century. It is this connection that will be developed as comprising the primary historical significance of the Washtenaw/Hill/Geddes Historic District, Phase III. In addition, it will be demonstrated that architectural merit is not necessarily the only factor which endows a structure with significance. Other important factors include a building's association with a person or persons significant to the history of the City or the University, or that the building was designed by a noted architect.

B. Methodology

The scope of the project undertaken here required a number of different approaches to be used in obtaining the necessary data and information with which to develop a description and history of significance of the area referred to as the Washtenaw/Hill/Geddes Historic District, Phase III. The project began for me with a collection of data previously assembled by the Ann Arbor Historic District Commission and numerous volunteers. I began with a field survey of the entire district in the summer of 1993. I felt this was crucial since the earlier survey data was out of date. I also felt that it was important

for me to become very familiar with the physical attributes of the area, including not only buildings, but also the natural vegetation and layout of the streets. I identified each building by address and made notes as to its characteristics. I took the opportunity to note which buildings I felt were architecturally significant, based on my education and experiences at Eastern Michigan University in recent years. This provided a necessary double-check against the list of significant structures as previously identified. Although for the most part my list of "significants" correlated with that developed earlier, the survey has produced a list of a number of buildings which I may recommend the Study Committee review for a possible change in their category.

Researching first occupants of the *significant* buildings involved not only checking city directories for the first date that a particular address appeared, but additional methods, when city directories alone proved inconclusive. Exhaustive research was done by me in an attempt to establish accurate first occupants, and even so there were a number of houses for which I had to take the best "educated guess" approach. In addition, I spent some considerable time in establishing the first occupant for the more than 560 buildings classified as *complementary*, a task which had not been tackled before.

In researching the "U of M factor" in the growth of this area, I attempted to learn more about the first occupants who were associated with the University. Two excellent resources for this type of information are the *Michigan Alumnus*, a periodic journal published by the University's Alumni Association, and the proceedings from the monthly Regents' meetings. In addition, *Michigan Ensiants*, the University's yearbook for students, were valuable for verification of fraternity and sorority houses.

An interesting method I undertook to accumulate more data about the history of significant buildings, was to send out survey forms to the owners of significant properties in Washtenaw/Hill/Geddes, with an accompanying letter explaining the nature of my project, to see what they might know of the history of their houses. The response was better than I had hoped, and included phone calls, letters and pamphlets, in addition to the completed survey forms. (They were sent to fraternities, sororities and churches, as well as homes.) Out of 211 surveys sent, 64 were received completed, and another thirty returned as addressee unknown. Beyond the surveys returned, I received eighteen phone calls and had seven in-person interviews. I also received five letters or other written materials instead of a survey form. For example, the First Presbyterian Church sent a booklet on the history of the Church, which included a description of the construction of the Church's buildings. Out of the 211 surveys sent, 94 responses of one kind or another were received, or 45%. Or, out of those sent to approximately 180 correct owner addresses, the 94 responses equal 52%.

An important part of the documentation of the structures lies in photographs and slides. Black and white photographs were taken of approximately one-third of the significant structures in 1987 and 1988, and some 75 color photographs were made in 1992. Many of these were considered out of date, especially the black and white ones. Additionally, there were no photographs of about one-fourth of the significant structures. Consequently, I undertook to photograph some 200 of these buildings in February, March and April of 1995. The best available photograph was then selected for use in Appendix A. Over the years, slides have been made of most of the properties in Washtenaw/Hill/Geddes. Again, these are out of date. Having new slides made of all the structures is a project which should be undertaken in the near future.

C. Introduction

The current project underway to document the properties in the proposed Phase III of the Washtenaw/Hill/Geddes Historic District is an outgrowth of two earlier processes which culminated in the designation of the Washtenaw/Hill Historic District. Identification and designation of historic districts in Ann Arbor has become an important part of the city's cultural heritage. To understand the place Washtenaw/Hill/Geddes occupies in this heritage, it is necessary to reflect on the beginnings of historic districts in Ann Arbor.

The Ann Arbor Historic District Commission was established by City Council in 1971, following the adoption in 1970 of Michigan Public Act 169. This act is the State's enabling legislation providing for the establishment of historic district commissions by local governments. The Ann Arbor Historic District Commission's duties and responsibilities are defined in Chapter 103 of the city code. As described in this code, the purpose of historic preservation in Ann Arbor includes to "safeguard the heritage of the city by preserving historic districts as well as individual buildings, structures, sites and objects within the districts of the city which reflect elements of the City's cultural, social, economic, political or architectural history." The Ann Arbor Historic District Commission is the tool by which these goals are achieved.

The people of the city of Ann Arbor have long recognized the richness and value of their history and heritage. Establishment of historic districts is a legal method of helping to preserve that heritage as it is embodied in the built environment. Guidelines established for historic districts help preserve their character by providing a review process through which proposed changes to structures within historic districts can be evaluated for their appropriateness. These include additions, changes to features such as porches, windows, roofs, cladding, etc., and even demolition. Resources other than structures are also protected, such as old growth trees.

In order to create a historic district, a study committee must be appointed to research, document and produce a report on the proposed district. In 1972, not long after the Ann Arbor Historic District Commission was established, the owner of the Frieze house at 1547 Washtenaw became concerned with the protection of the house and property. A striking Italianate building of multicolored stone, this house achieved its high level of significance not only for its architectural merit, but also for its association with Henry Simmons Frieze, a University of Michigan professor, who became acting president of the University in 1868. Although listed on the National Register of Historic Places, this afforded the house no true protection. At the urging of this homeowner, and some neighbors, City Council appointed a study committee in 1972 to research this area near the intersection of Washtenaw and Hill Streets, for potential designation as an historic district. For many reasons, including lack of sufficient manpower, the Study Committee did not meet for seven years.

In 1979, the owners of the Campbell-Hays house at 1555 Washtenaw became concerned for the preservation of their property, since it was part of an estate that was to be sold. With the support of four other homeowners near Washtenaw and Hill, the Study Committee met to proceed with designation. Although originally intending to create a larger district, the committee chose a phased approach in order to expedite the process. Since the owners of the five properties in question were supporting designation, the Study Committee felt that the establishment of the district would move quickly through Council. In 1980, on recommendation of the Study Committee, City Council designated these five non-contiguous structures as the Washtenaw/Hill Historic District. All five structures were associated with persons who were on faculty at the University of Michigan, and two were designed by noted architects. These are 1410 Hill Street, by Irving Pond, and 1555 Washtenaw, by Albert Kahn.

Following this designation, the Study Committee continued to work on their plan for a much larger Washtenaw/Hill district. In 1984, they were again spurred into quick action when the First Presbyterian Church applied for a permit to demolish a house they owned at 1421 Hill. This house had been built in 1894 by University of Michigan Professor Henry Carter Adams, who was to found the Economics Department. In later years the building housed *The Ark* coffeehouse, a locally popular club which featured live performances by noted folk musicians.

Once more faced with severe time limitations, the Study Committee chose to limit Phase II of the Washtenaw/Hill Historic District to include only those structures in the 1300, 1400 and 1500 blocks of Hill, and one on the corner of Washtenaw, thereby making Washtenaw/Hill a district of contiguous structures. On recommendation of the Study Committee, City Council adopted Phase II in 1986, adding sixteen structures to the Washtenaw/Hill Historic District. Although successful in achieving this designation, they were unable to save *The Ark*, which was demolished in April, 1986.

The Washtenaw/Hill Study Committee still intended to expand the historic district into a much larger area, and proceeded to establish boundaries for this proposed Phase III. Consisting of over one-thousand structures, the goal was to encompass not only the truly stately homes south and east of central campus, but also the distinctive neighborhoods which abutted the campus. Together the Study Committee surveyed this area, determining which structures were *significant* and which contributed to the overall character of the neighborhoods (considered *complementary* structures).

The district now stretched west along Hill Street to South State, southeast out Washtenaw to Tuomy, south to the Burns Park area, and east-northeast to Geddes and the neighborhoods north of Geddes (see maps). The desire not to disrupt the cohesiveness of neighborhoods created a district that appears quite large. Again, the process stalled. Although the Study Committee had done some initial survey and research work, they have not met now in many years, and little work had been done on the project as of 1993 when work was begun on this paper.

It is important that the process continue. The area encompassed in Phase III reflects a crucial era in the growth of the city, and its importance to our heritage must be recognized. This area, south and east of the University of Michigan's Central Campus, is linked to the University by providing a primary residential zone for University students, faculty and staff. The history and character of this area is reflected in the structures themselves. Nearer to campus, old homes have been converted for student apartments. In addition, most of the sororities and fraternities associated with the University are housed in architecturally significant structures located in this district.

This area is also significant for the number of houses associated with University faculty and administrators. For the most part these are large, elegant dwellings, reflecting primarily the huge surge in growth of the University in the early part of the twentieth century. This is reflected by the widespread use of the Tudor Revival, Colonial Revival, Craftsman and Bungalow styles.

All these factors make Washtenaw/Hill/Geddes unique among Ann Arbor's historic districts, and afford the area an importance in our city's heritage which should be recognized through designation. It is hoped that this report will provide the necessary momentum to put the Study Committee back on track.

Section II

A. General Description

Phase III of the Washtenaw/Hill/Geddes Historic District proposes to designate an area of approximately one to one-and-a-half square miles, which contains just over one thousand structures. This phase expands the current boundaries of the Washtenaw/Hill Historic District in all directions, but primarily to the east, southeast and northeast (see maps). This is almost exclusively a large residential area, but also includes a number of churches, a synagogue, and one public elementary school. Subareas were created to help define different regions which themselves reflect a similarity of characteristics. Such characteristics include lot sizes, street patterns, and building usage. Some of these characteristics are outgrowths of the subdivision of large properties, and give to the various neighborhoods their individuality and cohesiveness. Washtenaw/Hill/Geddes, Phase III, is located in eastern Ann Arbor, east-southeast of the University of Michigan's Central Campus. It is unique among Ann Arbor's fourteen historic districts in that it is primarily an area of twentieth century development. This is quite unlike the other districts, which reflect Ann Arbor's earlier history, both in terms of residential settlement, as well as commercial growth.

Although forces at work in the nineteenth century had an influence on the history of the Washtenaw/Hill/Geddes area, it is not this early history that we see reflected in the landscape today. This district is a product of the explosion of growth in residential development experienced by the city between 1890-1930. What you see now are truly twentieth century neighborhoods which reflect the popular building practices which so define much of America today.

Washtenaw/Hill/Geddes Historic District, Phase III

| | Subarea 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | Total # | Percentage |
|--------------------|------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|------------|-----------|------------|-----------|------------|-----------|-------------|-------------|
| Significant | 30 | 11 | 30 | 9 | 16 | 29 | 18 | 23 | 3 | 17 | 31 | 27 | 1 | 4 | 12 | 263 | 26.2 |
| Complementary | 82 | 31 | 11 | 22 | 16 | 87 | 3 | 36 | 3 | 67 | 27 | 43 | 12 | 98 | 24 | 561 | 55.9 |
| Non-Contributing | 18 | 3 | 5 | 5 | 4 | 7 | 1 | 12 | 6 | 19 | 32 | 38 | 0 | 19 | 8 | 179 | 17.9 |
| Total | 130 | 45 | 46 | 36 | 38 | 123 | 22 | 71 | 12 | 103 | 90 | 108 | 13 | 122 | 44 | 1003 | 100 |
| Pre-1880 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 1 | 0 | 8 | 0.8 |
| 1880-89 | 3 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 7 | 0.7 |
| 1890-99 | 28 | 10 | 17 | 16 | 3 | 1 | 0 | 0 | 0 | 4 | 4 | 8 | 0 | 17 | 0 | 108 | 10.8 |
| 1900-09 | 43 | 7 | 6 | 1 | 15 | 6 | 0 | 0 | 1 | 4 | 5 | 1 | 1 | 15 | 0 | 105 | 10.5 |
| 1910-19 | 28 | 21 | 6 | 13 | 11 | 47 | 12 | 3 | 2 | 4 | 20 | 5 | 7 | 53 | 0 | 232 | 23.1 |
| 1920-29 | 10 | 3 | 5 | 1 | 5 | 42 | 7 | 40 | 2 | 44 | 23 | 36 | 5 | 13 | 17 | 253 | 25.2 |
| 1930-39 | 1 | 1 | 1 | 1 | 0 | 15 | 0 | 15 | 1 | 26 | 5 | 18 | 0 | 2 | 21 | 109 | 10.9 |
| 1940 & after | 16 | 2 | 6 | 5 | 4 | 11 | 3 | 13 | 6 | 21 | 33 | 37 | 0 | 18 | 6 | 181 | 18.1 |
| | | | | | | | | | | | | | | | | 1003 | 100% |
| Tudor | 10 | 5 | 9 | 6 | 5 | 31 | 0 | 29 | 1 | 24 | 17 | 18 | 4 | 2 | 12 | 173 | |
| Modern | 16 | 2 | 5 | 5 | 4 | 7 | 3 | 12 | 6 | 18 | 32 | 39 | 0 | 18 | 5 | 172 | |
| Vernacular | 27 | 9 | 2 | 3 | 1 | 22 | 0 | 6 | 3 | 17 | 4 | 16 | 1 | 34 | 12 | 157 | |
| Craftsman | 5 | 9 | 0 | 2 | 8 | 20 | 5 | 4 | 1 | 10 | 13 | 8 | 4 | 31 | 0 | 119 | |
| Colonial Revival | 8 | 0 | 7 | 0 | 3 | 17 | 4 | 12 | 0 | 17 | 10 | 11 | 0 | 0 | 4 | 93 | |
| Dutch Colonial | 17 | 3 | 4 | 1 | 4 | 8 | 2 | 0 | 0 | 4 | 1 | 6 | 1 | 8 | 0 | 59 | |
| Vernac Col Rev | 12 | 1 | 1 | 5 | 4 | 6 | 0 | 0 | 0 | 6 | 3 | 3 | 1 | 8 | 8 | 58 | |
| Queen Anne | 14 | 8 | 6 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 10 | 0 | 49 | |
| Georgian | 4 | 1 | 2 | 3 | 5 | 3 | 4 | 7 | 0 | 4 | 5 | 0 | 0 | 0 | 2 | 40 | |
| Bungalow | 3 | 4 | 0 | 2 | 3 | 7 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 7 | 0 | 25 | |
| Classical Revival | 5 | 0 | 4 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 16 | |
| Spanish | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 0 | 0 | 1 | 8 | |
| French Eclectic | 1 | 0 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | |
| Shingle | 1 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 6 | |
| Prairie | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 4 | |
| Italianate | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | |
| Vernac Italianate | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | |
| Gothic Revival | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | |
| Collegiate Gothic | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | |
| Art Deco | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | |
| International | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | |
| Victorian Eclectic | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | |

Table 1. Washtenaw/Hill/Geddes, Phase III Resources, by Subarea

Washtenaw/Hill/Geddes contains 1003 primary structures, most of which are either single family dwellings or multiple residential units. The latter includes fraternities, sororities and co-ops, as well as apartment buildings. Nearly 600 of the structures were built between 1900 and 1930, which comprises 60% of the built environment. Another 11% date to 1890-1899, and 11% were built between 1930-1939. Table 1 shows a breakdown of the Washtenaw/Hill/Geddes buildings by date of construction, architectural style and category of significance, all arranged by Subarea.

All structures in Washtenaw/Hill/Geddes were studied and divided into three categories: significant, complementary or non-contributing. This categorization was based, in the early planning stages, on architectural merit. Later, during the course of the current research project, other areas of significance were taken into account, including if the building was designed by a noted architect, or if it was associated with a person or persons considered significant to the development of the community. These three categories have been defined as follows:

- 1) Significant - a structure which contributes to the unique character of the district; which retains basic architectural design, materials, and workmanship; and/or which is associated with important persons or events.
- 2) Complementary - structures which contribute to the overall historic character of the district by providing the essential appropriate setting. Individually these structures may not be significant, but they are consistent and harmonious with others in their streetscape in terms of age, materials, scale, mass and repetition of architectural details.
- 3) Non-contributing - structures which are too new (post 1940) or have been altered too much, so that their historic architectural integrity has been lost.

Most significant buildings have been classified as such due to architectural merit. These structures are generally easy to recognize by their size, style, shape, and use of materials. More than 250 examples exist in Washtenaw/Hill/Geddes, and include the large fraternities and sororities on Washtenaw Avenue and Hill Street, as well as the stately homes characteristic of the Scottwood and Ives Wood neighborhoods in Subareas 7 and 8, as well as those in the eastern Subareas 10, 11, 12 and 15.

Although it may be these architecturally significant buildings which at first attract the eye, the importance of the complementary buildings cannot be understated. It is these often smaller and more vernacular buildings that help define the era of the neighborhoods and provide the cohesive binding. Some areas are defined primarily by these types of structures, which taken together give the neighborhoods their unique and charming character. Large numbers of these complementary structures are particularly important in defining the neighborhoods found in Subareas 4, 6 and 14.

Of the 1003 primary structures in Washtenaw/Hill/Geddes (including Phases I and II), 263 have been classified as significant, and another 561 as complementary. Taken together they comprise 82% of the structures in the district. Only 179 buildings, or 18%, are considered non-contributing, primarily because they were constructed after 1940. That 82% of the structures are considered historically important adds to the rich heritage of the city and is something that can be acknowledged and protected as an historic district.

The architectural styles in which the Washtenaw/Hill/Geddes structures were expressed also reflect, in dramatic visual fashion, the time period in which they were constructed. Over 600 of these structures were built in styles whose popularity hit its peak between 1900-1930. These include the Colonial Revivals (with Dutch and Georgian), Neo-classical, French Eclectic, Spanish Mission, Prairie, Craftsman, Bungalow, and the wildly popular Tudor Revival.

An important characteristic of Washtenaw/Hill/Geddes is that its valued resources are not limited to the built environment. The landscape and vegetation themselves have an intrinsic value to the district which requires that they be noted, described and protected, and include manmade parks. One of the richest resources in Washtenaw/Hill/Geddes is its abundance of old growth trees. Always an important part of Ann Arbor, trees and other vegetation have become crucial defining elements for most of the

neighborhoods in Washtenaw/Hill/Geddes. Nowhere is this better realized than in Subareas 7 and 8, as well as 10, 11 and 12, which feature long vistas of tall, old trees. However, there is hardly a block in Washtenaw/Hill/Geddes in which natural vegetation, particularly old growth trees, is not a marked part of its character.

The Washtenaw/Hill/Geddes Historic District, Phase III, is a primarily residential area which is defined by multiple residences (apartments and houses converted to rooms and apartments) close to campus, and single family dwellings further out. It is an area of elegant residences, spectacular fraternity and sorority houses, and hundreds of charming vernacular homes. It is an area which boasts of its twentieth century boom in development, as well as its close ties to the University of Michigan, and its rich natural beauty. Historic districts such as the Old Fourth Ward and the Old West Side say "This is how Ann Arbor was, cherish its history," whereas Washtenaw/Hill/Geddes states "This is how Ann Arbor is, value its beauty and heritage."

B. History and Significance

A preliminary survey of the structures in this proposed district, as described in Part A of this section, revealed that Washtenaw/Hill/Geddes is very much a collection of early twentieth century neighborhoods. Indeed, statistically speaking, research determined that more than 70% of the buildings in this area were constructed between 1890 and 1929, with roughly 80% of these falling after 1900.

Unlike many of the other historic districts in Ann Arbor, Washtenaw/Hill/Geddes does not achieve its historic significance through ties to the city's early settlement and growth years. Yet even though the relative "youth" of much of the district may invite questions as to its historic value, this area in fact embodies an extremely important period in the growth of this community. (All things being relative, one homeowner questioned whether her house really had any historic value, as it was of such a *recent* date, having been built in 1915! From an historian's perspective, or that of a preservationist, the house is judged as being nearly half the age of the city, which was founded in 1824.)

Such examples beg questions as to what age a building must achieve to be deemed historic. In this, as in other aspects of what constitutes a significant structure and how these are differentiated from those categorized as complementary, the City of Ann Arbor takes its lead from the Federal Government. Based on criteria as established by the National Register of Historic Places, factors identified as contributing to the significance of a structure, district, or other historic resource, were delineated by City Council in Chapter 103 of the City Code.

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

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

As required for historic designation, the significance of Washtenaw/Hill/Geddes, Phase III, will be discussed in terms of these criteria. The growth of this area, as reflected by the nature of its structures, is primarily linked to the early 20th century, as has been noted. However, some of the area's earlier history is still reflected in many of the remaining buildings. Although less than 16% of the houses

existing today were built before 1890, they nevertheless add to our understanding of the development of this area, and add a depth and richness to its fabric.

The criteria which structures must embody if they are to achieve significance, cannot alone provide the impetus necessary for designation. The process of designation requires that the properties also maintain "sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation and restoration." The very pervasiveness of the architectural forms found in Washtenaw/Hill/Geddes bestow on the area its cohesiveness and today continue to provide the integrity necessary for the understanding of its significance.

Within this large area of more than 1000 structures, less than 18% were constructed after 1940. Many of these yet add to the integrity of the historic neighborhoods through the use of compatible materials and designs. However, some Subareas have been invaded by modern structures which could be disruptive, but for the fact that they represent a small percentage of the buildings in Washtenaw/Hill/Geddes. Integrity of site is crucial for historic district designation, and it is this designation that is crucial for maintaining the historic integrity of these neighborhoods.

The University of Michigan Connection

Criteria A and C address the significance of an historic district to the development of the community. The areas encompassed by Washtenaw/Hill/Geddes reflect an extremely important period in the growth of this community. This was the period between 1890-1930 when the University of Michigan experienced an explosion in growth which directly impacted the areas east and south of the central campus, now known as Washtenaw/Hill/Geddes. Research has revealed the strong ties this area had to the University's growth during the early 20th century.

Although seeming to contain "modern" neighborhoods, the opposite in fact is true. The small percentage of post-1940 structures in Washtenaw/Hill/Geddes reflects the fact that most residential development in Ann Arbor after 1950 has taken place in other areas of the city. Washtenaw/Hill/Geddes has been widely preserved as an early 20th century area. It is true, however, that the functions of many of the buildings nearest to campus have changed over the years. Many houses originally constructed for single families have since been remodeled to accommodate separate rooms or apartments for students. Although it is not the intent of an historic district to stop or reverse this trend, it is a primary function to preserve the historic exteriors and settings of the buildings, even while changes may be made to the interior.

Research revealed the extent of the ties between the growth of the University and the growth of development of the areas within Washtenaw/Hill/Geddes. Better than 60% of the homes in this area were built for UM faculty, administrators and staff. With more research into the complementary structures, as well as multiple unit buildings (such as the Anberay and Forest Hills apartments), this percentage may more likely be 70% or higher.

Also linked to the University of Michigan's growth are the number of fraternities and sororities which have been associated with it. In the University's earlier years, these fraternities and sororities were more likely to be found located along the South State Street area. However, in the late 1890s and especially into the 1920s, the trend for establishing fraternity and sorority houses along the Washtenaw and Hill corridors greatly changed the distribution of these organizations relative to campus. Many significant structures in Washtenaw/Hill/Geddes were built for fraternities and sororities, and many more which began as single family homes were later purchased by fraternities and sororities. More will be said later about the significance of fraternities and sororities to the community and the general issue of student housing.

A look at the University's development during this boom period aids our understanding of why the area within Washtenaw/Hill/Geddes was so heavily built up in the early 20th century. We need only recognize the importance of the University's presence to the successful growth of Ann Arbor to acknowledge that the residential areas associated with that University have an equal significance to the city. Much of our culture, our heritage, is defined by the University and the persons who came to work,

teach and study here. In 1871, the UM was already one of the largest universities in the United States with 35 faculty members and an enrollment of 1207. By 1909, the faculty numbered nearly 400 and student enrollment was over 5300. More telling of the UM's growth during this period is that the University went from a campus of nine buildings to one of fifty-four buildings. This trend continued to 1919, when enrollment climbed to over 9,000 and faculty numbered over 600. Due to a large state appropriation in 1921, construction of many new buildings was begun on campus. Enrollment ballooned to over 12,000, a number which reflected also the end of World War I and the return of student to campus. By 1929, there were nearly 14,000 students and 3,000 University employees, including almost 800 faculty members.

The effect of this growth of the University on the city was dramatic. Housing for students, faculty and staff became a crucial concern, and one which impacted profoundly on the development of the area now described as Washtenaw/Hill/Geddes. The growth of student enrollment led to continued problems of housing. Many of the houses in Washtenaw/Hill/Geddes are tied to this need for student housing. One form that this took was in the building of new and often larger fraternity and sorority houses. These organizations have been an integral part of the University life since 1845, when the first two fraternities were chartered at the UM. In 1879, the first sorority appeared. The number of fraternities and sororities steadily increased and experienced their greatest growth in the 1920s. By 1926, 32% of male and 22% of female students lived in these houses. In 1924, there were 60 general fraternities, 21 professional fraternities, and 22 sororities.

What is significant about this growth in the number of fraternities and sororities is that the majority of these organizations were housed in structures in the Washtenaw/Hill/Geddes area by the 1920s. Many had built their own houses, of which 23 are considered significant structures in Phase III. Other fraternities and sororities rented or purchased houses previously occupied by families. The significant fraternity and sorority houses in Washtenaw/Hill/Geddes have an important influence on many of the streetscapes in the district, and especially on Washtenaw, Hill, and in this vicinity. Today all 18 sororities with houses are located in Washtenaw/Hill/Geddes, as are 29 out of the 34 fraternities. This constitutes 90% of the fraternities and sororities. Of these 47 in Washtenaw/Hill/Geddes, 33 are in significant structures and 9 in complementary.

That the majority of these houses are associated with UM persons adds to the general significance of this district, when described in terms of the connection between the growth of the University and that of Washtenaw/Hill/Geddes. However, many of these houses achieve a special significance due to their association with persons who may be considered to be vital to the University. It is no coincidence that many of these houses also achieve significance due solely to their architectural merit.

Among the houses classified as significant, we find the homes associated at one time with University Presidents, Deans, Department Chairs and others considered to be important contributors to the UM's history. This association alone can endow a house with historic significance, regardless of whether or not it is considered a building to have architectural merit.

A look at some of these important UM persons will demonstrate how their homes meet significance through criterion C, which identifies buildings associated with persons who contributed significantly to the development of their community. In this instance, community is taken to mean both their residential neighborhood, as well as the academic community of the University. The house at 1220 Fair Oaks was the home of Alexander Grant Ruthven, while he was Professor of Zoology, Director of the Museum of Zoology, Chairman of the Department of Zoology, and Dean of Administration. When he was selected as the seventh president of the University of Michigan in 1929, he moved to the President's House on campus.

Several men who became Deans of University colleges also had their homes in Washtenaw/Hill/Geddes, as did many who became Department Chairmen. Historical notes on these and other important persons can be found in Appendix A under their house address. Some may be mentioned here as having played important roles in the growth of their departments, schools or colleges. Many names are easily

recognized, as UM buildings were later named for them. Dean of the Law School, Henry Bates, built his home at 1921 Cambridge. Other UM professors who were made Dean while in their Washtenaw/Hill/Geddes home or later, include George G. Brown, Dean of the College of Engineering (1910 Hill); Earl V. Moore, Dean of the School of Music (2204 Lafayette); John Effinger, Dean of the Literary College, now LSA (1035 Martin); Wells I. Bennett, Dean of the College of Architecture and Design (500 Highland); and Joseph Bursley, first Dean of Students (2107 Hill).

Many departmental Chairmen are represented by homes in Washtenaw/Hill/Geddes. These include Louis Strauss, English (1601 Cambridge); Max Winkler, German (1520 Cambridge); Moses Gomberg, Chemistry (725 Oxford); A. Franklin Shull, Zoology (431 Highland); Carl Weller, Pathology (1130 Fair Oaks); and Cyrus Sturgis, Internal Medicine (609 Stratford). Sturgis was also the Director of the Simpson Memorial Institute for Medical Research.

Other persons whose contributions to UM's history are considered quite important include Joseph Maddy, Founder and Musical Director of the National Music Camp at Interlochen (1914 Scottwood); UM Treasurer George Baker (701 S. Forest); Manager of the Michigan Union Homer Heath (1016 Lincoln and 608 Onondaga); UM Secretary and noted historian Wilfred Shaw (2026 Hill); and Law Professor Roscoe Bonisteel, considered instrumental in the development of the North Campus (1125 Fair Oaks).

University of Michigan's athletics are represented by two outstanding coaches who made immeasurable contributions to their sports at the UM. These are baseball coach Ray Fisher (2112 Brockman) and legendary football coach Fielding H. Yost (611 Stratford).

It is through the presence of University personalities such as these, and dozens more, that many of the neighborhoods of Washtenaw/Hill/Geddes gain a marked level of significance. However, several important Ann Arborites, not connected with the University, also made their homes in this district and add to its significance. Notable among these Ann Arbor persons is Leander Hoover, founder of the Hoover Steel Ball Co., whose French Eclectic mansion at 2015 Washtenaw has already been designated an Individual Historic Property. Another well known citizen who resided at 408 Awixa, was park superintendent Eli Gallup. Although superintendent of parks from 1919 to 1961, as well as being city forester, Gallup is most fondly remembered for putting "The Rock" at the corner of Washtenaw and Hill Streets.

Several well known Ann Arbor merchants also made their home in Washtenaw/Hill/Geddes. These include George Moe (2038 Norway), Myron Slater (2121 Wallingford), and Charles J. Hutzel (2108 Scottwood). The house at 2023 Seneca was home to Frank Devine. A lawyer, Devine was also Vice-president of Washtenong Association, the group responsible for developing Washtenong Memorial Park.

Architectural Merit

Washtenaw/Hill/Geddes, Phase III, also gains significance through criterion D, which describes how the architectural styles present in a district reflect the period in which the area was developed and provide a tangible link to that time. A survey of house styles represented in Washtenaw/Hill/Geddes dramatically illustrates how much this area is truly a collection of 20th century neighborhoods. If the dates of the houses were not known, the styles they were built in would serve to identify the date or decade in which they were constructed.

Within Washtenaw/Hill/Geddes, more than 60% of the structures were built in the styles popular between 1900 and 1935. These styles help define the neighborhoods. In this district we find certain styles more popular than others, for example the large number of Colonial Revival houses versus the scarcity of those in the Prairie style. Yet the styles we do find represented speak clearly of their 20th century roots. We find also that certain architectural styles were found to best express particular building usages. In Washtenaw/Hill/Geddes we see that the Tudor Revival and Colonial Revival styles were found to be particularly suited for fraternities and sororities. In addition, the Gothic Revival, sometimes called Collegiate Gothic, was preferred for churches and school buildings.

Among single family dwellings, the Tudor Revival was an especially popular choice, as were the Colonial Revivals, including Georgian and Dutch. The more modest homes often found expression in the Craftsman and Bungalow styles, although vernacular or "dressed-down" versions of the Colonials Revivals were also widely used.

It should be noted that although many of the buildings in Washtenaw/Hill/Geddes attain significance for other reasons, most of those classified as significant were done so due to architectural merit. Fine examples of the most popular styles can be mentioned here.

By far the most widely used style in Washtenaw/Hill/Geddes was Tudor Revival. Not confined to stately dwellings, characteristics of this style can be found incorporated in even the most modest houses. Popular in this country from 1890-1940, this style reached its peak between 1920-1935. At least 173 examples are known in Washtenaw/Hill/Geddes. Fine examples of this style can be seen at 1000 Hill, 1012 Hill, 1415 Cambridge, 2200 Highland, 2112 Wallingford, 1926 Day, 2122 Hill, 707 Oxford, 513 Onondaga, 2010 and 2100 Devonshire, and 2115 Melrose. The "rolled down" roof of the house at 1817 Washtenaw mimics a thatch roof in what may be called a Cotswold adaptation of Tudor.

Another style widely expressed in Washtenaw/Hill/Geddes is the Colonial Revival style, which was especially popular between 1900-1930. These Colonial Revival styles are found expressed in nearly one-fourth of the houses in Washtenaw/Hill/Geddes. Some fine examples of the Colonial Revival are at 609 Stratford, 501 Onondaga, 1017 Oakland, 1205 Hill, and 1437 Washtenaw. Dutch Revivals are located at 1919 Wayne and 1024 Hill; with beautiful Georgians being at 2101 Hill, 1520 and 1710 Cambridge, 2037 Norway, 1225 Fair Oaks and 2110 Hill.

The Craftsman style and its associated Bungalow style were also quite popular during this time, especially between 1905-1920. Both styles found widespread uses in smaller, modest homes, although the Craftsman style was also quite suitable for large dwellings. Notable examples of the Craftsman style can be found at 1016 Martin, 1039 Baldwin, 2104 Dorset, 2030 Hill, 608 Onondaga, and the striking twin houses at 1930 and 1942 Cambridge. Well expressed Bungalows can be seen at 1205 Ferdon and 1135 Martin.

In many ways the Prairie style, popular between 1900-1920, reflects characteristics of the Arts and Crafts movement. This is especially true of houses expressed in a more cube like or rectangular form with a low or almost flat roof. The blonde brick house at 2001 Vinewood is an example of this form. Most houses classified as Prairie are done so due to their association with an architectural style developed by Frank Lloyd Wright. Emphasizing the horizontal, these low buildings use wide overhanging eaves to make them appear to hug the earth. This can be clearly seen in the house at 1000 Berkshire, whose dramatic copper roof adds to its feeling of being a very low lying building. The Prairie style was not common in Ann Arbor, and those buildings which reflect this form are each notable examples, as well as each being designed by noted architects, as will be discussed. In addition to the two already mentioned, the large fraternity house at 1443 Washtenaw is another fine example of this style.

Other styles reflective of the early 20th century are also found in Washtenaw/Hill/Geddes, but not in the large numbers as the Colonial Revivals, Tudor or Craftsman. Yet all these styles add to the ambiance of the neighborhoods and give to most of them clear proof of their 20th century origins. Some of the other styles can be found expressed in significant buildings in Washtenaw/Hill/Geddes. Examples of the French Eclectic are 2120 Wallingford, 715 Hill, and 2015 Washtenaw; of the Spanish Mission or Spanish Eclectic - 1606 Cambridge, 1921 Cambridge, 2116 Melrose, and 1923 Geddes; and of the Classical or Neo-classical Revival, superb examples are at 1111 Fair Oaks, 1137 Fair Oaks, 816 South Forest and 1725 South University.

There are still among the Washtenaw/Hill/Geddes buildings many which hark back to the earlier dates of the district's development. An especially popular style reflective of the period between 1890 and 1910 is the Queen Anne style. Although rarely expressed here in "high style" form, it was widely used in more vernacular adaptations. Generally noted for its unusual massing, multiple gables and use of decorative patterned shingles, often these buildings also sported towers, bay windows and sleeping porches. Roughly fifty examples of the Queen Anne style are found in Washtenaw/Hill/Geddes, and

among the significant buildings fine ones can be seen at 930 South Forest, 915 Oakland, 1408 Washtenaw, 911 Olivia, and 1208 Willard, with its striking onion domed tower. The Shingle style was another popular turn-of-the-century mode, and although not widely used in Washtenaw/Hill/Geddes, examples can be found at 810 Oxford, 1722 Cambridge, and 2026 Hill.

This district also features several fine multiple unit, or apartment, buildings. The Anberay Apartments at 619 East University are an unusual and remarkable complex of Art Deco buildings expressed in blonde brick. Forest Hills Apartments at 715 South Forest uses Mediterranean elements of the Spanish style in this high rise building. The quadruplex at 1118-1124 Hill is an especially fine example of the use of Colonial Revival in a multiple dwelling format.

This cursory look at architectural styles found in Washtenaw/Hill/Geddes serves to identify how the physical aspects of the district define its period of history. The collection of notable early 20th century buildings combined with the hundreds of more vernacular structures, clearly speaks of the place that this area holds in the city's history, and as such are a visual reminder of that piece of our heritage.

Noted Architects

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

The designs of at least eight architects considered significant to Ann Arbor or Michigan can be found in Washtenaw/Hill/Geddes. One architect whose works are embodied in this district was a man who attained international renown. This was Albert Kahn of Detroit. A practicing architect from 1884 to 1942, Kahn became famous for his industrial and commercial designs. Especially noted for his revolutionary work in automobile assembly plants, Kahn also designed many residences. In Ann Arbor, Kahn is best known for the many landmark buildings he designed at the University of Michigan. Within Washtenaw/Hill/Geddes, at least eight Kahn designed houses have been identified. This includes the Psi Upsilon fraternity house at 1000 Hill. An exquisite example of Tudor Revival, Kahn designed this house for the fraternity he had been a member of and which he had encouraged to move from an older house on Geddes. Other Kahn designed houses are at 1601 Cambridge, 2025 Seneca, 407 East Kingsley, 1331 & 2101 Hill, 1555 & 1501 Washtenaw.

Alden B. Dow was a widely respected architect in Michigan, the majority of whose works can be found in his home town of Midland. Dow was also the architect of several noted buildings in Ann Arbor, including City Hall (1961), the Institute for Social Research (1964), the Towsley Center for Continuing Medical Education (1965), the Greenhills School (1967), and the University's Administration Building (1966, now called the Fleming Building). Although these may be considered contemporary rather than historic works, Dow was designing buildings as early as 1930. In 1932, Dow designed a home for his sister Margaret on the event of her marriage to Dr. Harry Towsley. Located at 1000 Berkshire in Washtenaw/Hill/Geddes, this house has already been noted as a significant example of the Prairie style. The design reflects the time Dow spent studying with Frank Lloyd Wright, and shows the early development of Dow's concept of organic architecture, which attempted to relate a building to its natural environment, through low lines and materials which made the structure appear to be a part of the earth.

Samuel M. Stanton was an architect of high repute at a local level. Practicing in Ann Arbor for forty years from the turn of the century, Stanton was responsible for innumerable buildings of note in Ann Arbor, including the University's Homeopathic Hospital in 1900 (now known as North Hall). Seven houses of Stanton's design are known in Washtenaw/Hill/Geddes, and many others are perhaps yet to be identified. Stanton's houses are at 1710 Cambridge, 1705 Washtenaw, 810 Oxford, 1705 Hill, 800 Oxford, his own home at 501 Onondaga, and the recently designated Individual Historic Property at 1850 Washtenaw.

Another architect well known to Ann Arborites was Irving Pond. Natives of the city, Irving and his brother Allen established an architectural firm in Chicago. Pond and Pond Architects gained local fame for their designs of the Michigan Union (1919), the Michigan League (1929), and the Student Publications Building (1932). At least three houses in Washtenaw/Hill/Geddes are known to be of Irving Pond's design. These are 1410, 1416-1420 and 1701 Hill. Some evidence exists to suggest that an unusual Gothically trimmed house at 703 South Forest is also of Pond's design.

Joseph J. A. Rousseau (who went by Albert J.) was a professor of architecture at the University of Michigan from 1915 until his untimely death in 1931, and was also a practicing architect, who was responsible for the designs of several landmark buildings in Ann Arbor. These included the Masonic Temple (1926; demolished 1975), and St. Mary's Student Chapel (1925), both unusual examples of Art Deco style, which he designed with fellow architecture professor George McConkey, under the firm name of Rousseau and McConkey. Rousseau was also the architect for three significant structures in Washtenaw/Hill/Geddes, including his own home at 2001 Vinewood, completed just two years before his death. Rousseau's other designs are the Phi Kappa Sigma fraternity house at 1443 Washtenaw (1924, now called the Trotter House), and the Anberay Apartments at 619 East University (1923).

Wells I. Bennett was a colleague of Rousseau's at the University and served on the faculty of the College of Architecture and Design from 1912 until 1958. In 1938, Bennett was named Dean of the College. Early in his career, he was also a practicing architect who, in the 1920s, designed twenty houses in Ann Arbor. Of these, 19 are in Washtenaw/Hill/Geddes, with the 20th being just outside the boundary of Subarea 12. Although Bennett's designs may not have been for buildings considered landmarks, their sheer number in Washtenaw/Hill/Geddes makes them an important element in the district. Most of Bennett's designs were for large substantial houses. For himself and his family he designed a more modest Colonial Revival house at 500 Highland Road (1921), and a second thoroughly modern home at 2045 Geddes (1953). Other Bennett designs include 431 and 440 Highland Road, 520 and 712 Onondaga, 703 Berkshire, 2105 Devonshire, 2307 Hill and several on Ridgeway, among others.

An important architect for the area of Washtenaw/Hill/Geddes known as the Scottwood Subdivision (Subarea 7) was Fiske Kimball. A professor of architecture at the University, Kimball went on to achieve international acclaim as the Director of the Philadelphia Museum of Art, and for publishing an important tome on the architectural works of Thomas Jefferson. Developed by civil engineer Charles Spooner, the area known as Scottwood was laid out on part of an old orchard. Wishing to maintain the beauty of the natural environment, the streets were laid out in curved patterns, and many old trees preserved. All the houses in the subdivision were to be designed by Kimball to be affordable, unique homes which would compliment each other in terms of size, massing, materials, etc., and relying on some classical elements. Kimball is believed to have been the architect for ten houses on Fair Oaks and Norway. Many of these are architecturally significant in their own right, especially 1111 Fair Oaks and 1824 Norway, but all achieve significance due to their association with Kimball. The houses of his design are found at 1111, 1125, 1126, 1130, 1137 and 1138 Fair Oaks; and 1812, 1824, 1920 and 1926 Norway.

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

Section III - Subareas

It is the intent in this section to provide a more detailed description of each of the fifteen Subareas into which the Washtenaw/Hill/Geddes Historic District has been divided. For each Subarea, descriptions will be made of the physical properties of that Subarea, including kinds and numbers of buildings contained therein, and the categories which they fall into (significant, complementary, non-contributing). Also the dates of construction and architectural styles will be discussed, as well as the natural landscape.

Separately from the description of the physical attributes of the Subarea, a statement concerning the historic significance of that area will be developed. This statement will include such categories of significance as architectural merit, designs of a noted architect, and associations with persons significant to the history of the city or the University.

The statements of description and significance have been developed by the author based on survey and research results. In addition, general descriptions drafted earlier by Ann Arbor's Historic Preservation Coordinator, Louisa Pieper, have been incorporated.

A map is provided with each Subarea to help identify its location within the district and those properties which are contained within the Subarea. These maps are reproduced in Appendix A, which contains detailed descriptions and photographs of the buildings classified as significant, divided by Subarea.

Subarea 1

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|-----------------------------|-------------|---------------------------|
| 904-908 Church (duplex) | 1910 | Vernacular Italianate |
| 715 Hill | 1930 | French Eclectic |
| 806 Hill | 1901 | Vernacular Queen Anne |
| 809 Hill | 1914 | Tudor Revival |
| 816 Hill | 1905 | Dutch Colonial Revival |
| 820 Hill | 1904 | Georgian Colonial Revival |
| 1000-1008 Hill | 1926 | Tudor Revival |
| 1012 Hill | 1910 | Tudor Revival |
| 1024 Hill | 1898 | Dutch Colonial Revival |
| 1118-1124 Hill (quadruplex) | 1911 | Colonial Revival |
| 802 Oakland | 1894 | Free Classic Queen Anne |
| 900 Oakland | 1909 | Dutch Colonial Revival |
| 904 Oakland | 1910 | Tudor Revival |
| 913-915 Oakland (IHP) | 1893 | Queen Anne |
| 916 Oakland | 1909 | Dutch Colonial Revival |
| 919-921 Oakland | 1902 | Colonial Revival |
| 1017 Oakland | 1900 | Free Classic Queen Anne |
| 1020 Oakland | 1914 | Vernacular Craftsman |
| 1036 Oakland | 1897 | Free Classic Queen Anne |
| 1102 Oakland | 1904 | Classical Revival |
| 733 S. State (713 Hill) | 1919 | Tudor Revival |
| 718 Tappan | 1929 | Georgian Colonial Revival |
| 730-734 Tappan (IHP) | 1891 | Shingle |
| 808 Tappan | 1905 | Tudor Revival |
| 826 Tappan | 1895 | Colonial Revival |
| 821 E. University | 1907 | Colonial Revival |

| | | |
|--------------------------------|------|------------------------|
| 848 E. University (861 Tappan) | 1912 | Vernacular |
| 1012 E. University | 1908 | Vernacular |
| 1018 E. University | 1908 | Vernacular |
| 1027 E. University | 1901 | Dutch Colonial Revival |

Description

Subarea 1 occupies the western most part of Washtenaw/Hill/Geddes, ending at South State Street. Although encompassing one and a half blocks north of Hill, most of this Subarea falls south of Hill. The northern boundary is defined by the University of Michigan campus, in particular the Business School and East Quad. The terrain slopes down south and west along Oakland, which itself forms a curved road in an otherwise grid pattern street layout.

Large lots with deeper set-backs are found along Oakland south of Hill, with smaller lots dominating East University and Church. Several large fraternity houses and churches provide a dramatic streetscape along Hill. Some of these original fraternity houses are now student housing of other kinds. Most of the houses have been converted into student apartments, although they began as single family dwellings.

Hill Street is busier than the side streets and functions as a main corridor into campus. This large Subarea contains 130 buildings, of which 30 are significant, 82 are complementary, and 18 are non-contributing. Some of the non-contributing structures are modern apartment buildings which have invaded this older neighborhood. All told, 86% of the structures are significant or complementary, adding to the historic depth of this area.

The houses are primarily two-story homes, often of clapboard. The fraternity houses are more imposing structures of masonry. 62% of the buildings were constructed between 1900-1929, and reflect the styles popular at the time, especially Colonial Revival, Tudor and Craftsman. Fourteen Queen Anne houses still remain which date primarily between 1890-1899. At least five of the buildings were originally built for fraternities or sororities. Today four can be found in the area, along with four co-ops. Two Individual Historic Properties are also located here - Memorial Christian Church at 730-734 Tappan, and the Alviso and Amaretta Stevens House at 913-915 Oakland.

History and Significance

The two blocks north of Hill Street are the oldest part of this Subarea. In this area platted in 1844 as the alteration of the Ann Arbor Land Company's Addition, three houses from the 1880s remain but have been significantly altered. George Hill, builder of Hill's Opera House and an influential member of the business community, subdivided the land around his home on the south side of Hill and added it to the city in 1866. The site of his mansion in the western portion was replatted in 1892 as the Tappan Park Subdivision. Directly south of these, two additions, Judson's First Addition and Vaughn's Addition were added in 1896. Last to be established was E.H. Waple's First Addition in 1901.

Many architecturally significant buildings are located in Subarea 1. These include three outstanding fraternity houses: 1000 Hill, Psi Upsilon, built in 1926 in the Tudor style; 733 S. State, Delta Chi, built in 1919 also in Tudor; and 715 Hill, Xi Psi Phi, built 1930 in French Eclectic form. The latter two are no longer fraternities. Other buildings of fine architectural merit include, in the Colonial Revival mode - 1017 Oakland; in Dutch Colonial - 1025 Hill; in Tudor - 1012 Hill, 808 Tappan and 809 Hill; and in Queen Anne - 915 Oakland.

The Psi Upsilon fraternity house is also significant due its association with architect Albert Kahn. Having been a former member of this fraternity, Kahn persuaded them to move from Geddes and designed this house for them.

Several notable persons are also associated with houses in Subarea 1. The large house at 826 Tappan was built for University Professor of Latin, Francis W. Kelsey. Later the Head of the Department of Latin, Kelsey also served as President of the Board of Directors of the University Musical

Society from 1891-1927. A renowned archeologist responsible for much of the University's collections of antiquities, the UM's Museum of Archaeology was named for Kelsey in the 1960s.

Thomas C. Trueblood (1024 Hill) was a noted Professor of Public Speaking for 42 years, and also served as Chairman of the Department. Several complementary buildings are associated with University persons, including 912-916 Church - Russell W. Bunting, Professor of Dentistry for 47 years and Dean of the College of Dentistry from 1937-1950; and 845 East University - Herbert W. Emerson, Professor of Bacteriology for 34 years and Director of the Pasteur Institute from 1915-1947.

Subarea 3

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|--------------------------|-------------|-----------------------------|
| 1204-1208 Hill | 1914 | Dutch Colonial Revival |
| 1205 Hill | 1912 | Colonial Revival |
| 1212 Hill | 1912 | Tudor Revival |
| 1345 Washtenaw | 1930 | Classical Revival |
| 1351 Washtenaw | 1930 | Tudor Revival |
| 1408 Washtenaw | 1894 | Queen Anne |
| 1414 Washtenaw | 1894 | Classical Revival |
| 1432 Washtenaw | 1937 | Gothic Revival |
| 1437 Washtenaw | 1904 | Colonial Revival |
| 1443 Washtenaw (IHP) | 1924 | Prairie |
| 1501 Washtenaw | 1911 | Dutch Colonial Revival |
| 1530 Washtenaw | 1928 | Tudor Revival |
| 1541 Washtenaw | 1928 | Tudor Revival |
| <u>Phases I & II</u> | | |
| 1310 Hill | 1890 | Colonial Revival |
| 1315 Hill | 1908 | Spanish Colonial Mission |
| 1316-1322 Hill | 1894/1909 | Tudor Revival |
| 1330 Hill | 1892 | Vernacular Colonial Revival |
| 1331 Hill | 1903 | Tudor Revival |
| 1335 Hill | 1894 | Queen Anne |
| 1402 Hill | 1898 | Vernacular |
| 1405 Hill | 1896 | Dutch Colonial Revival |
| 1410 Hill | 1898 | Queen Anne |
| 1416-1420 Hill | 1901 | Colonial Revival |
| 1502 Hill | 1931 | Georgian Colonial Revival |
| 1508-1510 Hill | 1892 | Queen Anne |
| 1520-1522 Hill | 1897 | Queen Anne |
| 1530 Hill | 1848 | Classical Revival |
| 1547 Washtenaw | 1860 | Italianate |
| 1550 Washtenaw | 1921 | Tudor Revival |
| 1555 Washtenaw | 1899 | Georgian Colonial Revival |

Description

This Subarea may be considered the center or heart of the district, occupying as it does the Washtenaw-Hill corridors nearest the intersection. The area is defined by the triangular lot created at the northwest corner of this intersection. An island at the tip of this triangle forms George Washington Park, which houses "The Rock".

Subarea 3 contains all the structures designated during Phases I and II, and expands the area west to Church Street and north along Washtenaw to South University Drive. This is an area primarily of large lots with large buildings and deep set-backs. This is especially noted along Washtenaw. The terrain is mostly flat except for the slight undulations of Washtenaw. Hill Street is a well traveled road leading into campus, and Washtenaw Avenue is very busy serving as a primary artery into town.

This Subarea features spectacular streetscapes containing many large fraternities and sororities, three churches and many old growth trees. Of the 46 buildings in this area, 30 are significant, 11 are complementary and only 5 are non-contributing. This makes the structures 89% significant or complementary. Three houses dating to 1860 and earlier are found here, but 37% were built between 1890-99, and another 37% from 1900-1929. Queen Anne, Colonial Revival and Tudor Revival were the most popular styles.

History and Significance

The first part of Subarea 3 to be platted was the north side of Hill Street in R.S. Smith's Addition in 1857. This Subarea is comprised of many original plats. J.D. Baldwin's Picnic Grove, located on the northwest corner of the Washtenaw-Hill intersection, was the next to be platted, in 1859. This was followed by Hill's Addition in 1866 and Olivia B. Hall's Addition in 1891, both located on the south side of Hill Street. Carpenter's Addition was platted in 1897, and Assessor's Plat #26 on 1932. Assessor's Plat #18 in 1932 and Woodside Plat in 1889 form the eastern side of the Subarea, east of Washtenaw.

Many architecturally significant buildings are located in this area. Some fine examples include 1205 Hill and 1437 Washtenaw, both in the Colonial Revival style; 1443 Washtenaw in the Prairie; and 1408 Washtenaw as an interesting Queen Anne currently sporting a tower with battlements.

The works of three significant architects are also found here. The houses at 1410 Hill and 1416-20 Hill are of Irving Pond's design, and the former fraternity house at 1443 Washtenaw was designed by Albert J. Rousseau. Now the University-owned Trotter House, this building was designated an Individual Historic Property in 1994. Renown Detroit architect Albert Kahn is represented by four buildings in Subarea 3. These are 407 East Kingsley, 1331 Hill, 1501 and 1555 Washtenaw.

Subarea 3 has become a dominant location for fraternities and sororities. Twelve of the significant buildings in this area were built for these Greek Letter organizations. Today eighteen fraternities and sororities make their homes here, including six of the original twelve. The First Presbyterian Church occupies a significant stone Gothic building on Washtenaw, which adds to the drama of this streetscape.

Among the University of Michigan faculty whose homes are located in the portions of Subarea 3 outside the Phase I and II boundaries, is Burke A. Hinsdale, whose house at 1414 Washtenaw was dramatically remodeled and enlarged by the sorority Kappa Alpha Theta in 1918. Hinsdale was a Professor of Science and the Art of Teaching, who is best remembered as the author of the important *History of the University of Michigan*, published posthumously in 1906.

Subarea 4

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|-------------------------------|-------------|---------------------------|
| 1415 Cambridge | 1929 | Tudor Revival |
| 816 S. Forest | 1902 | Colonial Revival |
| 818-900 S. Forest | 1892 | Classical Revival |
| 930 S. Forest | 1895 | Queen Anne |
| 1002-1006 S. Forest (triplex) | 1910 | Tudor Revival |
| 911 Olivia | 1894 | Queen Anne |
| 917 Olivia | 1912 | Georgian Colonial Revival |
| 934 Olivia | 1893 | Queen Anne |

Description

Subarea 4 is a small, quiet residential zone primarily of two-story single family dwellings. There are also two fine fraternity houses. The buildings are on medium sized lots of mostly the same size along Olivia and South Forest, except that those on the west side of Forest are smaller. Larger lots face Cambridge, with the fraternity at 1415 Cambridge occupying a prominent corner lot.

The terrain is fairly flat, and the streets follow a grid pattern, except for Cambridge, which curves northeast from South Forest. The area is further defined by Wellington Court, an alley which runs north-south through the block which has South Forest on the west and Olivia on the east. There are almost no front driveways or garages on these blocks. Cars are kept in the alley or on the street.

The 36 buildings in Subarea 4 are classified as 9 significant, 22 complementary and 5 non-contributing. This area reflects an earlier date of development in that the most widely used style was Queen Anne, in the 1890s, and the preferred material was clapboards. The non-contributing structures are modern apartment buildings that have invaded this area near campus.

History and Significance

Subarea 4 was platted in two parts. The first was Hill's addition on the west side of South Forest in 1866, followed by the area east of South Forest, which was platted in 1891 as Olivia B. Hall's Addition.

The 900-block of Olivia has been classified as a Preservation Unit, due to the special cohesive nature of this group of dwellings. The block features single family residences which complement each other in massing, style and materials. The large front yards and abundant trees add to its character.

The popular Queen Anne style is represented by two fine vernacular examples, found at 911 Olivia and 930 South Forest. Other architecturally notable houses represent popular early 20th century styles, and include 816 South Forest (Neo-classical) and the especially fine Tudor at 1415 Cambridge, which was built for Alpha Tau Omega Fraternity, which still resides there.

Subarea 5

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|----------------|-------------|-----------------------------|
| 1430 Cambridge | 1904 | Dutch Colonial Revival |
| 1502 Cambridge | 1902 | Colonial Revival |
| 1503 Cambridge | 1902 | Georgian Colonial Revival |
| 1510 Cambridge | 1915 | Tudor Revival |
| 1515 Cambridge | 1923 | Craftsman |
| 1520 Cambridge | 1913 | Georgian Colonial Revival |
| 1601 Cambridge | 1912 | Craftsman |
| 1606 Cambridge | 1909 | Spanish Colonial Mission |
| 1619 Cambridge | 1909 | Craftsman |
| 1620 Cambridge | 1906 | Tudor Revival |
| 1706 Cambridge | 1908 | Vernacular Colonial Revival |
| 1710 Cambridge | 1916 | Georgian Colonial Revival |
| 1722 Cambridge | 1904 | Shingle |
| 1601 Washtenaw | 1927 | Georgian Colonial Revival |
| 1610 Washtenaw | 1911 | Tudor Revival |
| 1617 Washtenaw | 1909 | Colonial Revival |
| 1705 Washtenaw | 1905 | Dutch Colonial Revival |
| 1811 Washtenaw | 1909 | Classical Revival |

Description

Subarea 5 is defined by Douglas Park, which forms a triangle on the eastern part of the area, and is bounded by Washtenaw, Cambridge and Baldwin. The park adds to the spacious, open feeling of this area, which is also affected by the busy street of Washtenaw. The topography is generally flat except for the long, steep hill on the east side of Washtenaw between Cambridge and Vinewood. The front lawns on the south side of Cambridge also slopes gently down to the street. The streets are straight except for the curve of Cambridge west of Lincoln.

This is a residential area of mostly large houses on large lots, except for somewhat smaller lots on Lincoln. This area features many large trees and well kept lawns. Originally two of the significant buildings housed fraternities, today ten fraternities/sororities make their homes in Subarea 5. Most of the other structures are two-story single family dwellings. The fraternities and sororities cluster mainly around the Washtenaw corridor and the streets nearby.

Of the 38 structures in Subarea 5, 18 are significant, 16 complementary and only 4 are non-contributing. This gives us a ratio of 89% significant and complementary. All of the significant buildings are along Cambridge and Washtenaw. The streetscapes along Cambridge reflect a fine collection of architecturally notable homes. This is an area of predominantly early 20th century houses, with 82% being constructed between 1900-1929. The styles most commonly found also reflect this time period and include the Colonial Revivals, Tudor, Georgian, and especially Craftsman, of which there are eight examples.

History and Significance

Subarea 5 contains seven originally platted areas. The first area platted was Millen's Second Addition in 1871, located on Washtenaw between Hill and Oxford. Next were Olivia B. Hall's Subdivision in 1891, and Olivia B. Hall's Second Addition in 1896, in the southern most section of the Subarea. Assessor's Plat #1 in 1909, the Woods and Brooks Subdivision at the corner of Cambridge and Lincoln in 1910, Assessor's Plat #15 in 1931, and Assessor's Plat #26 in 1932 completed the area.

This area contains many architecturally fine examples of early 20th century styles. These include Georgian Colonial Revivals at 1520 and 1710 Cambridge, Craftsman at 1515 Cambridge, Shingle at 1722 Cambridge, and a rare Ann Arbor example of Spanish Mission at 1606 Cambridge. Two noted architects are represented with works here, including Detroit Albert Kahn, who designed the house at 1601 Cambridge. Samuel Stanton was the architect for three buildings in Subarea 5 - at 1710 Cambridge, 1705 Washtenaw and 800 Oxford.

Several notable University of Michigan professors had their homes built here, including Professor of German, Max Winkler, who also became Chairman of the Department of Germanic Languages and Literature (1520 Cambridge). Louis Strauss, Professor of English and later Chairman of the Department of English, resided at 1601 Cambridge. Winkler and his neighbor Strauss were responsible for having the name of their street changed from Israel to Cambridge in 1910.

Two other important UM persons in this area were Jacob Reighard (1502 Cambridge) and Edson Sunderland (1510 Cambridge). Reighard was a Professor of Zoology and Animal Morphology who was also Director of the University's Zoological Laboratories. In addition, he was a long time director of the Biological Station. Sunderland was a Professor of Law who was also the Director of the Legal Research Institute, as well as Supervising Manager of the Board in Control of Student Publications.

Subarea 6

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|----------------|-------------|---------------|
| 1019 Baldwin | 1918 | Tudor Revival |
| 1025 Baldwin | 1913 | Craftsman |

| | | |
|----------------------------|------|-----------------------------|
| 1033 Baldwin | 1925 | Colonial Revival |
| 1038 Baldwin | 1914 | Craftsman |
| 1037-1039 Baldwin | 1913 | Craftsman |
| 1043 Baldwin | 1918 | Colonial Revival |
| 1052 Baldwin | 1913 | Tudor Revival |
| 1109-1111 Baldwin (duplex) | 1932 | Tudor Revival |
| 1153 Baldwin | 1885 | Vernacular |
| 1225 Baldwin | 1929 | Tudor Revival |
| 1231 Baldwin | 1928 | Tudor Revival |
| 1307 Baldwin | 1936 | Tudor Revival |
| 1015 Ferdon | 1911 | Tudor Revival |
| 1020 Ferdon | 1906 | Craftsman |
| 1043 Ferdon | 1914 | Craftsman |
| 1055 Ferdon | 1915 | Tudor Revival |
| 1204 Ferdon | 1923 | Bungalow |
| 1005 Lincoln | 1911 | Colonial Revival |
| 1019 Lincoln | 1931 | Tudor Revival |
| 1016 Martin | 1914 | Craftsman |
| 1025 Martin | 1908 | Tudor Revival |
| 1028 Martin | 1914 | Vernacular |
| 1030 Martin | 1916 | Tudor Revival |
| 1035 Martin | 1914 | Tudor Revival |
| 1057 Martin | 1919 | Craftsman |
| 1135 Martin | 1919 | Bungalow |
| 1603 Wells (1139 Martin) | 1931 | Tudor Revival |
| 1611 Wells | 1908 | Vernacular |
| 1714 Wells | 1894 | Vernacular Colonial Revival |

Description

Subarea 6 is made of large very nice older residential neighborhoods with mostly two-story single family dwellings. Burns Park forms the border to the south, which gives the southern end of the area a more open feeling. The streets follow a grid pattern, and the lots are medium size to the west, but smaller to the east, especially toward the south end of Ferdon. Setbacks are consistently deep throughout the area, except for the block of Ferdon between Wells and Granger, where they are very short.

The area is generally flat, except for a slight rise on the east side of Baldwin across from Burns Park. The streets are medium to wide except for Ferdon which is narrower. There is abundant vegetation here, especially of old growth trees. A few nice alleys occur here, as well as some attractive stone walls.

There are 123 buildings in Subarea 6, of which 29 are significant, 87 complementary and only 7 non-contributing. This makes a fine neighborhood of 95% significant and complementary structures. In the area there is widespread use of Tudor, Colonial Revival, Bungalow and Craftsman styles. These reflect the predominant building period of 1900-1929, when 77% of the houses were built. Another 12% were constructed between 1930-1939. The houses are all one-and-a-half to two stories high with clapboard and stucco being the most popular materials. Only one fraternity is found here, occupying a large lot on Baldwin.

History and Significance

Eight originally platted areas are represented in Subarea 6. The first was Olivia B. Hall's Second Addition in 1896, comprising most of the central part of the Subarea. Next were Harkin's Subdivision in 1905 on the northwest corner of Wells and Baldwin; Assessor's Plat #1 in 1909 on the eastern side of the

area; the Woods and Brooks Subdivision in 1910 to the west; the Baldwin Place Subdivision in 1931 on the northwest corner of Wells and Baldwin; Assessor's Plats #24 and #26 in 1932 at the south and north ends of the area, respectively; and finally Assessor's Plat #47 in 1963 at the southern most part of Ferdon.

Many good examples of more vernacular forms of early 20th century styles are found here. Especially notable are the Bungalows at 1204 Ferdon and 1135 Martin, as well as the Craftsman homes at 1016 Martin and 1038 and 1039 Baldwin.

Numerous University of Michigan professors and administrators made their homes in this Subarea. Some of the more notable include John Effinger (1035 Martin), who was Professor of French and Dean of the Literary College (now called Literature, Science and the Arts). Manager of the Michigan Union, Homer Heath, resided at 1016 Martin, and Professor of Pathology Aldred Warthin at 1020 Ferdon. Warthin was also Director of the Pathological Laboratories.

Important UM persons are also represented by complementary houses. Walter F. Hunt (1030 Baldwin) was a Professor of Mineralogy for 45 years, as well as Chairman of the Department of Mineralogy for 18 years, and Director of the Mineralogical Labs. Professor of Zoology George LaRue had his home at 1078 Ferdon, he was later Chairman of the Department of Zoology and Director of the Biological Station for 22 years. Isaiah Leo Sharfman (1108 Baldwin) was a Professor of Economics for 40 years and Chairman of the Department of Economics for 28 years.

Subarea 7

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|----------------------|-------------|---------------------------|
| 4 Fair Oaks | 1914 | Craftsman |
| 1111 Fair Oaks (IHP) | 1914 | Classical Revival |
| 1125 Fair Oaks | 1916 | Colonial Revival |
| 1126 Fair Oaks | 1927 | Craftsman |
| 1130 Fair Oaks | 1921 | Craftsman |
| 1137 Fair Oaks | 1916 | Classical Revival |
| 1138 Fair Oaks | 1917 | Dutch Colonial Revival |
| 1201 Fair Oaks | 1923 | Shingle |
| 1220 Fair Oaks | 1921 | Georgian Colonial Revival |
| 1225 Fair Oaks | 1925 | Georgian Colonial Revival |
| 1230 Fair Oaks | 1912 | Georgian Colonial Revival |
| 1245 Fair Oaks | 1922 | Craftsman |
| 1812 Norway | 1915 | Colonial Revival |
| 1824 Norway | 1916 | French Eclectic |
| 1920 Norway | 1916 | Dutch Colonial Revival |
| 1926 Norway | 1917 | Colonial Revival |
| 1830 Washtenaw | 1886/1917 | Craftsman |
| 1850 Washtenaw (IHP) | 1917 | Georgian Colonial Revival |

Description

This Subarea is characterized by large lots of unusual shape. It is especially defined by the curving roads of Fair Oaks and Norway. The Ann Arbor Women's City Club at 1830 Washtenaw and the four houses at the southern end of Fair Oaks are on considerably larger lots. This is an area of very large and elegant houses and much vegetation. The preservation of the natural environment was a prime factor in the layout of this area.

On Norway there are medium to large lots with a sidewalk running on one side of the street. The setbacks are generally deep with large lawns. One side of the street is lined with old maples.

Fair Oaks is a windy road framed by many old growth, tall trees, and extremely lush vegetation throughout. All the lots are quite large, as are the houses. Here we find separate garages, usually built of materials to match the main house. The houses at the southern end of the street (1220, 1225, 1230 and 1245) are back on a private unpaved road. The lane is defined by a lovely stone wall of rounded boulders along both sides. This private lane is crowded with beautiful vegetation and should be considered a treasure of its own.

Of the 22 buildings in this Subarea, 18 are significant, 1 complementary and 3 non-contributing. Most were built in Colonial Revival, Craftsman and Georgian styles. 87% were built between 1910-1929, which comprises all 19 significant and complementary buildings. The three remaining are post-1940 intrusions on Norway.

History and Significance

This Subarea of stately dwellings achieves significance in many ways. It would be a choice candidate for designation as an historic district on its own, or with Subarea 8, were it not part of Washtenaw/Hill/Geddes. Three original plats encompass Subarea 7. Eastwood Subdivision in 1911, Scottwood Subdivision in 1914 west of Washtenaw, and Assessor's Plat #47 in 1963 to the south.

The Scottwood Subdivision forms the heart of this area, and was intended as a collection of attractive dwellings which would relate to one another in terms of massing, materials and style. The Colonial Revivals, Georgian, Craftsman and Neo-Classical are primarily used, and most incorporate classical elements. To achieve the symbiosis desired, one architect was to design the unique homes in this subdivision. This was Fiske Kimball, who is believed to have been the designer of 10 homes here, which are 1111, 1125, 1126, 1130, 1137 and 1138 Fair Oaks, and 1812, 1824, 1920 and 1926 Norway.

Locally noted architect Samuel Stanton designed the home at 1850 Washtenaw. Both this house and the stunning classical revival of Kimball's at 1111 Fair Oaks were designated as Individual Historic Properties in 1994. Some especially fine architectural examples can be seen at 1225 Fair Oaks (Georgian), 1126 Fair Oaks (Craftsman) and both 1111 and 1137 Fair Oaks in the Classical Revival mode.

Many noted University of Michigan persons resided in the stately homes of Subarea 7. Not the least of which was Alexander Grant Ruthven, Professor of Zoology, who was also Director of University Museums, Chairman of the Department of Zoology, and Dean of Administration (1220 Fair Oaks). In 1929, Ruthven was named eighth president of the University. Attorney Roscoe Bonisteel (1125 Fair Oaks) was a long time UM Regent, who is considered the person most responsible for the development of the UM's North Campus.

Professor of Pathology Carl V. Weller had his home at 1130 Fair Oaks. He was also Director of the Pathology Labs and later Chairman of the Department of Pathology. Carl Hubbs (1201 Fair Oaks) was Professor of Zoology and Director of the Fisheries Institute. Hubbs also had the title of University Ichthyologist, but was more fondly known as the "curator of fishes". Architect Fiske Kimball lived at 1812 Norway, one of the houses of his own design.

Subarea 8

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|----------------------|-------------|---------------------------|
| 1912 Austin | 1928 | Vernacular |
| 2112 Brockman | 1931 | Colonial Revival |
| 2108 Copley | 1930 | Tudor Revival |
| 1510 Harding | 1926 | Tudor Revival |
| 1520 Harding | 1927 | Georgian Colonial Revival |
| 1805 Hermitage | 1928 | Tudor Revival |
| 1808 Hermitage (IHP) | 1914 | Georgian Colonial Revival |

| | | |
|------------------|------|---------------------------|
| 1814 Hermitage | 1929 | Georgian Colonial Revival |
| 1930 Norway | 1924 | Georgian Colonial Revival |
| 2037 Norway | 1927 | Georgian Colonial Revival |
| 2038 Norway | 1934 | Tudor Revival |
| 1908 Scottwood | 1926 | Tudor Revival |
| 1914 Scottwood | 1928 | Georgian Colonial Revival |
| 1919 Scottwood | 1926 | Craftsman |
| 1920 Scottwood | 1927 | Tudor Revival |
| 2002 Scottwood | 1926 | Craftsman |
| 2100 Scottwood | 1932 | Tudor Revival |
| 2108 Scottwood | 1930 | Tudor Revival |
| 2106 Wallingford | 1937 | Vernacular/Spanish |
| 2112 Wallingford | 1928 | Tudor Revival |
| 2120 Wallingford | 1927 | French Eclectic |
| 2121 Wallingford | 1928 | Colonial Revival |
| 2127 Wallingford | 1929 | Tudor Revival |

Description

This is a Subarea of all single family dwellings on very large lots. The roads are almost all curvilinear, providing for many large corner lots. Scottwood, Norway and Wallingford all curve around to meet each other. Hermitage, Brockman and Austin also wind around. Many lots are irregular in size, except on Woodside, which features more consistently rectangular lots. Although a mostly flat area, Norway does go downhill toward Austin.

The streets are mostly wide with very little traffic. Wallingford and Scottwood are dominated by huge lots and trees, and there are several beautiful large maples lining Brockman. Like its neighboring Subarea 7, an abundance of vegetation defines much of the character in this area.

The houses are primarily one-and-a-half to two stories and date mostly from the 1920s. There is a super abundance of red brick structures. Of the 71 buildings in Subarea 8, there are 23 significant ones, 36 complementary and 12 non-contributing. Significant and complementary houses make up 83%. The 1920s boom in development is reflected in the widespread use of the Tudor (by far the most prevalent style), Colonial Revivals, Georgian and Craftsman. More than 56% were built between 1920-1929, and another 21% from 1930-1939.

History and Significance

The extremely fine architecture found in so many houses here provide the primary significance of this area. For instance, along Wallingford you find one great house after another, with only a couple of modern dwellings mixed in. Excellent examples of popular 20th century styles are found here. These include the Georgian at 2037 Norway, and the Tudors at 2108 Copley and 2112 Wallingford. An especially stunning French Eclectic house is at 2120 Wallingford. Architect Wells Bennett is represented by 1908 Scottwood. A professor of Architecture, and later Dean of the College, Bennett designed 19 houses in Washtenaw/Hill/Geddes.

Subarea 8 consists of several plats, beginning with Scottwood's First Subdivision in 1919 on the west side of Washtenaw. This was followed in 1923 by the Ives Subdivision on the south side of Scottwood, and the Brockman Subdivision on the south side of Copley. Fenwood Subdivision, enveloping Fenwood and Hermitage, followed in 1925. Buell Subdivision was next in 1926, east of Woodside and north of Copley, and Assessor's Plat #46, east of Ferdon, was added in 1963.

Many University of Michigan professors, as well as noted Ann Arborites, built homes here. Well known UM baseball coach Ray Fisher resided at 2112 Brockman. Professor of Music Joseph Maddy (1914 Scottwood) is most remembered as the Founder, President and Musical Director of the National Music Camp at Interlochen. Three well known Ann Arbor merchants whose homes are in Subarea 8 are

George Moe (2038 Norway) of Moe's Sporting Goods, Charles J. Hutzel (2108 Scottwood) of the C. J. Hutzel apparel stores, and Myron Slater (2121 Wallingford) of Slater's Book Shop.

Some complementary houses are also associated with important UM persons, including 1719 Hermitage, home of Edwin B. Stason, Professor of Law and Electrical Engineering for 22 years, as well as Provost for 6 years and Dean of the Law School for 22 years. Walter B. Pillsbury (1811 Hermitage) was Professor of Philosophy and Psychology for 45 years, as well as Chairman of the Department of Psychology and Director of the Psychological Labs.

Subarea 9

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|----------------------|-------------|-----------------|
| 2105 Tuomy | 1927 | Tudor |
| 2012 Washtenaw | 1901 | Vernacular |
| 2015 Washtenaw (IHP) | 1917 | French Eclectic |

Description

The boundaries of Subarea 9 originally extended southeast out Washtenaw to the Tuomy Hills gas station at the corner of Stadium. Later the boundary was changed to end at Brockman and Tuomy streets. This has resulted in an area which is small and contains only 12 structures. Re-evaluation of this Subarea is a priority in the continued planning of the district.

The lots contained in Subarea 9 are mostly large and irregular. Most of the houses are on Washtenaw, except for two on Tuomy. Washtenaw slopes uphill from Devonshire to Tuomy, and is a very busy road serving as a primary corridor into Ann Arbor. The area is dominated by the very large lot and estate at 2015 Washtenaw.

The Subarea as it currently exists, contains 3 significant structures, 3 complementary and 6 non-contributing, whose age of construction stretch from 1901 well beyond 1940.

History and Significance

Since the adjustment of the boundary on this Subarea, it has lost most of its significance. There is no cohesiveness to the group now. It is centered around the large Hoover mansion, which has already been designated an Individual Historic Property, both for its association with prominent manufacturer Leander Hoover, as well as for its extremely fine architecture in the style of French Eclectic.

Only two original plats are found represented here and include Washtenaw Hills Estate #1 in 1929, and Buell Subdivision in 1926. They are located on the east and west sides of Washtenaw, respectively.

Subarea 10

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|----------------|-------------|---------------------------|
| 809 Berkshire | 1927 | Colonial Revival |
| 1000 Berkshire | 1932 | Prairie |
| 1010 Berkshire | 1927 | Tudor Revival |
| 1918 Day | 1926 | Tudor Revival |
| 1926 Day | 1923 | Tudor Revival |
| 2003 Day | 1928 | Georgian Colonial Revival |
| 2104 Dorset | 1925 | Craftsman |
| 1829 Vinewood | 1934 | Tudor Revival |
| 1835 Vinewood | 1898 | Vernacular |

| | | |
|----------------------|------|---------------------------|
| 1837 Vinewood | 1904 | Colonial Revival |
| 2001 Vinewood | 1927 | Prairie |
| 1817 Washtenaw | 1917 | Tudor Revival |
| 1907 Washtenaw | 1917 | Georgian Colonial Revival |
| 1917 Washtenaw (IHP) | 1917 | Swiss Chalet |
| 2001 Washtenaw | 1923 | Craftsman |
| 2009 Washtenaw | 1924 | Georgian Colonial Revival |
| 1919 Wayne | 1916 | Dutch Colonial Revival |

Description

Subarea 10 is a large primarily residential area of straight streets. It is defined by Washtenaw to the south and by the divided road Vinewood, running east-west in its center. This road features a planted green divider containing many trees, some of which are quite large. Except for along the north side of Washtenaw, the lots are generally of regular shape and medium size.

The area is relatively flat, except on Day Street from Wayne to Cambridge, which is higher, and the undulations of Berkshire and Wayne. The area contains much vegetation, especially old growth trees, and the predominantly fine houses on even setbacks with nice lawns. A small park at the southwest corner of Vinewood and Wayne adds to the character of the area. Called Postman's Rest Park, it was a gift to the city from the Towsleys of 1000 Berkshire. It is named for the postmen who cared for the resident of the house that occupied that site, and which was torn down for the park.

Two large churches dominate Washtenaw, including the First Unitarian Universalist Church, a designated Individual Historic Property. The other is the First Church of Christ Scientist, occupying a large lot at 1833 Washtenaw. A fine massing of brick structures, this building would be considered architecturally significant but for its relatively recent date of construction (1960s).

On Dorset the houses are setback on deeper lawns but are closer together. Lorraine is a narrow street with houses set closer to the road. For the most part this area features garages incorporated into the houses, except on Lorraine, where the garages are apart and set back behind the houses.

There are 103 structures in Subarea 10, of which 17 are significant, 67 complementary and 19 non-contributing, or 82% significant and complementary. The area reflects large scale development after 1920, with 43% being built between 1920-1929, and 25% between 1930-1939. Tudor, Colonial Revival and Craftsman were the most popular styles, and clapboard the most widely used material.

History and Significance

Five plats are contained in Subarea 10, including: College Hills, encompassing the houses from Wayne to Berkshire, 1891; Mallory's Addition in 1912, just north of College Hills; Scottwood Subdivision in 1914 on the south side of Washtenaw; Devonshire Heights Subdivision in 1923, between Wayne and Melrose; and Assessor's Plat #15 in 1931, between Vinewood and Oxford on Washtenaw.

The works of three locally noted architects are found here, including two in strikingly different variations of the Prairie style. The low lying house at 1000 Berkshire was designed by renown Michigan architect Alden B. Dow. It features a stunning copper standing seam roof which adds to the illusion of its hugging the earth. A Prairie style house with more of an Arts and Crafts influence is the blonde brick structure at 2001 Vinewood, designed by locally prominent architect J. Albert Rousseau.

Wells Bennett, Professor of Architecture and later Dean of the College, is represented by three houses, all classified as complementary. These are at 2022 Day, 2110 Dorset and 2022 Vinewood.

Fine examples of other 20th century styles beyond the two Prairie houses are also found. These include 1919 Wayne in Dutch Colonial, 1926 Day in Tudor, and 2104 Dorset in Craftsman. The unusual "rolled down" roof of the house at 1817 Washtenaw gives to this large house a feeling of the Cotswold cottage type of Tudor or English style.

Many notable University of Michigan persons resided in this area, including professor of Architecture J. Albert Rousseau, whose own home at 2001 Vinewood has already been noted for it

architectural merit. Dr. Harry Towsley and his wife Margaret Dow resided in the unique house at 1000 Berkshire, designed for them by Mrs. Towsley's brother Alden Dow. A noted pediatrician and Professor of Pediatrics, Dr. Towsley was also Chairman of the Department of Post Graduate Medicine. The Towsleys were leading citizens of Ann Arbor, known for their many philanthropic activities.

Professor of Pharmacognosy Julius Schlotterbeck (1907 Washtenaw), later served as the Dean of the College of Pharmacy. Everett S. Brown (1918 Day) was Professor of Political Science and later Chairman of the Department. Among the complementary houses is 1007 Berkshire, home of Professor of Sociology Robert C. Angell. The grandson of UM president James Angell, he also served as Chairman of the Department of Sociology.

Architecture Professor George McConkey resided at 1101 Berkshire. He was best known for his designs with partner Albert Rousseau of the Masonic Temple and St. Mary's Student Chapel, both blonde brick landmarks in Ann Arbor (although the Masonic Temple has sadly been demolished). McConkey also designed several residences in collaboration with Professor Emil Lorch, who was also Dean of the College of Architecture.

Subarea 11

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|--------------------------|-------------|---------------------------|
| 1817 Cambridge | 1926 | Colonial Revival |
| 1910 Cambridge | 1914 | Craftsman |
| 1921 Cambridge | 1914 | Spanish Colonial Mission |
| 1930 Cambridge | 1908 | Craftsman |
| 1942 Cambridge | 1908 | Craftsman |
| 1701 Hill | 1899 | Colonial Revival |
| 1705 Hill | 1915 | Tudor Revival |
| 1830 Hill | 1925 | Tudor Revival |
| 1910 Hill | 1940 | Craftsman |
| 2026 Hill | 1929 | Shingle |
| 2030 Hill | 1921 | Craftsman |
| 2031 Hill | 1914 | Craftsman |
| 2100 Hill | 1928 | Tudor Revival |
| 2101 Hill | 1914 | Georgian Colonial Revival |
| 2107 Hill | 1919 | Tudor Revival |
| 2110 Hill | 1939 | Georgian Colonial Revival |
| 2122 Hill | 1921 | Tudor Revival |
| 620 Oxford | 1909 | Tudor Revival |
| 630 Oxford | 1914 | Craftsman |
| 631 Oxford | 1918 | Tudor Revival |
| 700 Oxford (IHP) | 1911 | Tudor Revival |
| 707 Oxford | 1903 | Tudor Revival |
| 725 Oxford | 1909 | Tudor Revival |
| 800 Oxford | 1910 | Colonial Revival |
| 805 Oxford | 1896 | Dutch Colonial Revival |
| 810 Oxford | 1910 | Shingle |
| 609 Stratford | 1929 | Colonial Revival |
| 611 Stratford | 1930 | Georgian Colonial Revival |
| 1608 S. University (IHP) | 1923 | Collegiate Gothic |
| 1706 S. University | 1910 | Tudor Revival |
| 1724 S. University | 1911 | Tudor Revival |

Description

This is a large irregular shaped Subarea, running mostly east-west with Hill Street as the central corridor. It is comprised mostly of very large lots, especially those on Hill east of Onondaga. Ruthven Place and northwest Oxford are the only places with smaller sized homes and lots. This is a primarily residential area, which also contains today ten fraternities and sororities. The University's Oxford Conference Center dominates Oxford Street north of Hill. Angell elementary school occupies a large lot on South University.

The entire area is hilly, with house levels and streets constantly undulating. This causes houses to be unevenly set back from the road, as well as creating different spacing between them. Stratford is said to occupy the highest spot in Ann Arbor, with the houses at 609 and 611 built there for that reason. Only at Ruthven and on Hill between Onondaga and Cambridge are the houses evenly set back from the street.

There are 90 buildings in Subarea 11, of which 31 are significant, 27 complementary and 32 non-contributing. Two Individual Historic Properties are located here - the Lockwood house at 700 Oxford, and Angell School at 1608 South University. Many modern houses are clustered together on Ruthven and Burson.

The largest burst of development was between 1900-1929, when 54% of the buildings were constructed. Tudor, Craftsman and Colonial Revival were the most popular styles, and brick the most used material. There is much vegetation in this area, especially old growth trees.

History and Significance

Subarea 11 encompasses eight original plats. The first was J. D. Baldwin's Eastern Addition in 1866, located between Geddes and Hill, followed by Mallory's Addition in 1912, just to the south. Berkshire Hills Subdivision to the south of Hill dates to 1929. Then came Assessor's Plats #15 and #16 in 1931, at the southeast corner of Oxford and Hill. Last were Assessor's Plat #18 in 1932, at the corner of Geddes and Oxford; Bursley-Patterson Re-subdivision in 1943 on the south side of Geddes east of Hill; and McMullen's Re-survey on 1952 at the corner of Hill and Washtenaw.

Subarea 11 achieves significance on three levels. A large number of its houses are associated with important University of Michigan persons. Also, a profusion of architecturally significant buildings are found here, as well as the works of noted architects.

Designs of four locally renown architects are represented in this area, including 2101 Hill by Albert Kahn. The house at 1701 Hill was designed by Irving Pond, and Samuel Stanton's works can be seen at 810 Oxford and 1705 Hill. Wells Bennett is represented by three complementary houses - 712 Onondaga, 2307 Hill, and 703 Berkshire.

Buildings of special architectural merit reflect the styles popular during the 1910s and 1920s. These include 609 Stratford in Colonial Revival; 2101 and 2110 Hill in Georgian; 2122 Hill and 707 Oxford in Tudor; 810 Oxford and 2026 Hill in Shingle style; and 1921 Cambridge in Spanish Mission. The Craftsman style is represented by fine examples at 1930 and 1942 Cambridge, as well as 2030 Hill.

Many significant UM people made their homes in this area. Legendary football coach and Director of Athletics, Fielding H. Yost, had his house built on the high spot of 611 Stratford. His neighbor at 609 was Cyrus Sturgis, Professor of Internal Medicine, Chairman of the Department of Internal Medicine, and Director of the Simpson Institute of Medical Research. Dean of the Law School Henry Bates lived at 1921 Cambridge, and 2107 Hill was home to Professor of Mechanical Engineering Joseph Bursley, who was also the first Dean of Students.

Professor of Chemistry and Metallurgical Engineering, George G. Brown (1910 Hill) was also Chairman of the Department of Chemistry and later Dean of the College of Engineering. Professor of Music Albert Stanley (810 Oxford) was also Director of the School of Music, Conductor of the Choral Union, and Musical Director of the University Musical Society. Many others who were well-known

professors, departmental chairs, and directors of various labs or institutes also resided in significant and complementary houses in this Subarea.

Subarea 12

| <u>Address</u> | <u>Date</u> | <u>Style</u> |
|-------------------|-------------|-----------------------------|
| 408 Awixa | 1926 | Colonial Revival |
| 1911-1913 Geddes | 1938 | Tudor Revival |
| 1923 Geddes | 1924 | Spanish Colonial Mission |
| 1928 Geddes | 1925 | Collegiate Gothic |
| 1941 Geddes | 1892 | Vernacular |
| 2002 Geddes | 1892 | Vernacular Colonial Revival |
| 2014 Geddes | 1921 | Craftsman |
| 2015 Geddes | 1928 | Colonial Revival |
| 2037 Geddes | 1850 | Classical Revival |
| 2103 Geddes (IHP) | 1874 | Vernacular Italianate |
| 2122 Geddes | 1850 | Classical Revival |
| 410 Highland Rd. | 1929 | Tudor Revival |
| 421 Highland Rd. | 1927 | Tudor Revival |
| 431 Highland Rd. | 1925 | Tudor Revival |
| 440 Highland Rd. | 1922 | Tudor Revival |
| 500 Highland Rd. | 1921 | Vernacular |
| 2200 Highland Rd. | 1928 | Tudor Revival |
| 2204 Lafayette | 1931 | Tudor Revival |
| 2205 Lafayette | 1931 | Tudor Revival |
| 501 Onondaga | 1928 | Colonial Revival |
| 513 Onondaga | 1923 | Tudor Revival |
| 608 Onondaga | 1917 | Craftsman |
| 519 Oswego | 1877 | Vernacular |
| 605 Oswego | 1909 | Craftsman |
| 608 Oswego | 1894 | Vernacular Queen Anne |
| 2023 Seneca | 1927 | Tudor Revival |
| 2025 Seneca | 1924 | Tudor Revival |

Description

Subarea 12 is a large area, characterized by many large houses and large lots, especially on the east side north of Geddes. The area is primarily single family dwellings, with the exception of a couple of fraternities and the Steiner Institute on Geddes. The area is very hilly, with the only flat street being Seneca Avenue. The rest of the streets wander up and down hills creating many instances when houses are either on a rise or below street level.

Only Oswego, Seneca and Onondaga follow a grid pattern. The houses on Onondaga are unevenly set back from the street on the west side, while the houses on the east side are set close to the street. Harvard and Ridgeway are similar in many aspects. Both have houses and lots of differing sizes. The houses are forced to accommodate the irregular topography, and so many have been built below street level, with the house next door often higher. The uneven building heights and the narrow streets give these very quiet neighborhoods a unique feeling.

North of Geddes the roads are full of curves, and the area is more hilly with wider streets, large lots with big lawns. The houses on Lafayette, Lenawee and Highland Road are set back unevenly from the road, as well as from each other. Most of the houses are surrounded by dense hedges and shrubbery,

often giving the feeling of copses. Only the house at the curve in Highland Road sits out in the open and up on a hill. The houses on Concord are unevenly spaced with uneven setbacks. High, dense shrubbery is found along this picturesque road.

The houses that face Geddes are also unevenly set back from the road, and the lots vary greatly in size, from smaller lots on the west side of this Subarea, and larger lots to the east. Geddes is a busy road, but is nevertheless extremely beautiful, due to the lushness of the vegetation along the road. The sidewalks do not continue along the whole of Geddes, which makes viewing the houses at the eastern end of the area quite difficult. Geddes is hilly, with a downhill slope from Vinewood to Hill, and uphill again to Oswego. The houses on the south side of Geddes are slightly elevated.

South of Geddes the lots are smaller, as are the yards, and garages are usually separate. There is an abundance of vegetation in this Subarea, with many old trees. Most of the buildings are two-story residences, with a large number of Tudor Revival style houses found. The Colonial Revivals and Craftsman are also common. Many vernacular houses appear in this area, and include some very early homes, four of which date to before 1874. Unfortunately there are also a number of modern buildings intruding into the area, with Highland Lane being all modern houses, although set back behind Highland Road so as not to be very visible.

The large area contains 108 buildings, of which 27 are significant, 43 complementary and 38 non-contributing. The majority of development took place after 1920, with 33% being built between 1920-1929, 18% from 1930-1939, and 36% from 1940 and after.

History and Significance

Subarea 12 contains four mid to late nineteenth century houses, which reflect the earliest development of this area, including the circa 1850 house at 2037 Geddes. Seven plats are represented in this area, which began with J. D. Baldwin's Eastern Addition in 1866. This was followed many years later by James H. McDonald Subdivision in 1924, and three other subdivisions in 1926 - Andrew F. Smith's, the Highlands Subdivision, and Lawlinson's Subdivision. Last were Assessor's Plat #14 in 1931 and Assessor's Plat #43 in 1956.

Although containing a handful of nineteenth century houses, this is primarily an area of post 1920 construction. This is reflected in the architectural styles represented, which express this early twentieth period. Some fine examples of these styles are found here and include 501 Onondaga in Colonial Revival; 2200 Highland in Tudor; 608 Onondaga in Craftsman; and 1923 Geddes in a Mediterranean version of Spanish Mission.

The works of three master architects are located in Subarea 12, and include the house at 501 Onondaga designed by Samuel Stanton for himself and his family. Albert Kahn designed the house at 2025 Seneca for Nina Burton, widow of University President Marion L. Burton. Funded in part by gifts from Alumni, this house was built shortly after President Burton's death. Professor of Architecture Wells I. Bennett designed 20 houses in Ann Arbor, all but one in the 1920s. Later Dean of the College of Architecture and Design, 19 of Bennett's houses are located in Washtenaw/Hill/Geddes, with 11 of these being in Subarea 12. Four of these are classified as significant, and include Bennett's own home at 500 Highland Road.

Other significant Bennett houses are at 431 and 440 Highland Road, and 2015 Geddes. Bennett is also responsible for the designs of six houses classified as complementary. These are 2430 Geddes, 520 Onondaga, and four houses on Ridgeway - numbers 11, 14, 16 and 21. Bennett also designed a second home for himself in this Subarea at 2045 Geddes, but it has been classified as non-contributing due to its relatively recent construction date of 1953. This house reflects how Bennett whole-heartedly embraced the modern architectural movement, and will surely be reclassified a significant building when it attains 50 years of age, providing its historic integrity is maintained.

Many significant UM persons resided in this Subarea, including architects Samuel Stanton and Wells Bennett, as previously indicated. Professor of Music Earl V. Moore had his home built at 2204 Lafayette. Moore was also University Organist and Director of the University School of Music. Later

his title was changed to Dean, when the school was put completely under University control. Professor of History Arthur E. R. Boak (513 Onondaga) later became Chairman of the Department of History.

Several notable UM persons are associated with complementary houses in this area. Clare E. Griffin (21 Ridgeway) was Professor of Business Economics for 42 years, and Dean of the School of Business Administration from 1929-1944. Charles C. Fries (7 Harvard Pl.) was a Professor of English who was also Director of the Linguistics Institute, and the Director of the English Language Institute from 1941-1956, which he had planned and developed. Bradley M. Patten (2126 Highland Rd.) was Professor of Anatomy for 23 years, as well as Director of the Anatomical Labs, and later Chairman of the Department of Anatomy. Many other UM personages can also be found in this fine residential area.

Section IV

A. Preservation Standards

In the process of developing a proposed ordinance for designation of the Washtenaw/Hill/Geddes Historic District, Phase III, it will be the task of the Study Committee to develop preservation standards recommended for the protection of the properties. The purpose of designating an historic district, as well as identifying significant and complementary structures, is not only to acknowledge their importance to the city's heritage, but also to provide protection of the properties from detrimental changes.

It is the responsibility of the Historic District Commission to supervise and approve changes to these structures to ensure that any changes made are appropriate to the building's architectural style, date of construction, and materials. Toward this end, the Historic District Commission relies on preservation standards which have been adopted as part of the particular historic district ordinance. It is therefore critical that such standards be comprehensive, fair, and clearly defined.

In considering standards for Washtenaw/Hill/Geddes, Phase III, it is important to remember that it is an expansion of a currently existing historic district which already has preservation standards governing it. However, these standards for Washtenaw/Hill were adopted in 1980, and although somewhat amended during designation of Phase II in 1986, the standards are out of date and need to be revised.

A review of the preservation standards in place for Ann Arbor's several established historic districts, combined with discussions with the City's Historic Preservation Coordinator, led to the development of some recommendations for the Study Committee of Phase III. Due to the large number of structures involved in this phase (1003, up from 21 in Phases I and II), and the importance of the natural vegetation to the district, it becomes important to develop standards adequate to address all the probable changes the district will face.

Over the course of the past decade much has been learned about how to administer the historic districts. Some of the things learned by the Historic District Commission will influence the development of the preservation standards for Phase III. The Study Committee has a great opportunity to develop truly comprehensive standards, which should be written into the proposed ordinance in detail.

To develop these standards, the Study Committee must begin with those already adopted in Phases I and II. After a study of the nature of the resources in Phase III, the committee can begin to identify various elements which they feel require preservation. An important step in the development of Phase III will be to establish preservation standards which will apply specifically to significant structures, as well as those for complementary structures, and those standards which will be applied to all structures. This approach was used for the Old Fourth Ward Historic District (adopted 1983, and as amended in 1984 and 1989), and allowed the Study Committee to address those elements which were of historic importance to each category of structures.

For Washtenaw/Hill/Geddes, Phase III, standards such as these should be developed which address the unique and important features of the significant buildings, which may require more stringent

enforcement than similar features on complementary buildings. The lushness of the vegetation in Washtenaw/Hill/Geddes, and the large number of old growth trees, require that protection of these resources as well be a part of any ordinance. Indeed, protection of large trees has been an important part of historic district ordinances in Ann Arbor.

In Phases I and II of Washtenaw/Hill, separate standards for restoration were included. These were guidelines to encourage property owners to restore portions of their property to reflect design elements or materials of a more appropriate nature for a particular building. The Study Committee should consider including such restoration standards with first updating them. In addition, the *Secretary of the Interior's Guidelines for Rehabilitation* should be incorporated in full.

A separate issue to be considered is that of new construction. Whether or not any guidelines in this area should be incorporated into Washtenaw/Hill/Geddes is something for the Study Committee to investigate, with the expert aid of the Historic District Commission and the Historic Preservation Coordinator. New construction has had a dramatic impact on the historic integrity of those areas of Washtenaw/Hill/Geddes nearest to the University campus, and therefore the issue is an important one.

The City's Historic Preservation Coordinator will be able to make other recommendations to the Study Committee during this process. Some new issues which may need to be incorporated in the ordinance include lot subdivision and zoning. Because the Phase III area contains many large lots, the potential exists that some of these property owners may in the future wish to sell off a portion of their lot. Such a situation currently exists for a large, important lot in Phase I.

It may be desirable to give the Historic District Commission the power of approval over lot subdivisions, so that they can monitor the effects that such a subdivision may have on the integrity of the historic setting. Downsizing a lot may dramatically affect the visual character of the property and the neighborhood's cohesiveness. In addition, a non-complementary structure may be placed on the newly created lot, or natural vegetation may be replaced by an asphalt parking lot. The impact of lot subdivision on the integrity of a neighborhood or streetscape must be given due consideration.

The Study Committee may also wish to consider zoning as an effective mechanism through which historic properties may be protected. In one example, a designated significant structure and a single family neighborhood may be protected from the intrusion of a noisy fraternity, through the use of single-dwelling zoning. In this instance, some historic buildings may be protected from being chopped up in the interior into multiple rooms or apartments. It may be possible for the historic district ordinance to contain a provision which would allow the Historic District Commission to make recommendations to the appropriate city body regarding zoning in an historic district.

One other provision which the Study Committee should consider including in its restoration standards, is one that had been used by the Historic District Commission in the past. That is to allow property owners to restore their buildings to an earlier documented form without requiring Commission approval. This would encourage the owner to make proper improvements to their property without the necessity of undergoing Historic District Commission review.

Lastly it would be desirable and appropriate for the Study Committee to adopt a provision which would dictate that the status of significant, complementary and non-contributing structures be reviewed at ten-year intervals to determine if any changes should be made in their designated category. For example, a structure currently classified as non-contributing may need to be reclassified to significant once it passes the fifty-year mark. This would affect a property such as the First Church of Christ Scientist (1833 Washtenaw), which is clearly a significant structure, but which has been classified as non-contributing due to its relatively recent date of construction.

In another instance, research may reveal one or more complementary structures to have been designed by noted architect Albert Kahn. This fact alone should earn the building a designation of significant, irregardless of its architectural merit. Therefore, it would be desirable to empower the Historic District Commission to make changes in classification based on the recommendation of the Historic Preservation Coordinator, without the need to reassemble the Study Committee.

B. Conclusion

The process of researching and documenting the resources in Washtenaw/Hill/Geddes, Phase III, lays the foundation for possible designation of the area as an historic district. It was the purpose of this report not only to describe the physical characteristics of the district, but also to discuss those factors which combined together endow this area with an historic significance worth preserving.

On the surface an historic district appears to be made up of a collection of structures which exhibit a high level of architectural significance. This certainly has been the primary impetus behind the designation of many districts. However, historic districts can also be deemed significant due to their relation to important events or periods within the city's history. Such is the case with many downtown historic districts, as well as with those which reflect the early settlement period of the village.

Washtenaw/Hill/Geddes, Phase III, has been demonstrated to embody significance on many levels. Unlike the other designated districts in Ann Arbor, Washtenaw/Hill/Geddes reflects the growth of the city in the early part of the 20th century. Its important link to the growth of the University of Michigan during this period has also been demonstrated.

The period of its development is embodied in the built environment, which through the architectural styles used, reflect again its early 20th century development. The high instance of architecturally significant structures (more than 25%) also contributes to the significance of the district, as do the nearly 60% complementary building, which provide the cohesiveness so visible in the neighborhoods.

Washtenaw/Hill/Geddes has also been demonstrated to achieve significance by the association of many of its structures to persons considered important to the history of the community, especially the University community. In addition, the large number of houses designed by noted architects which are found within this district, add further to its historic significance.

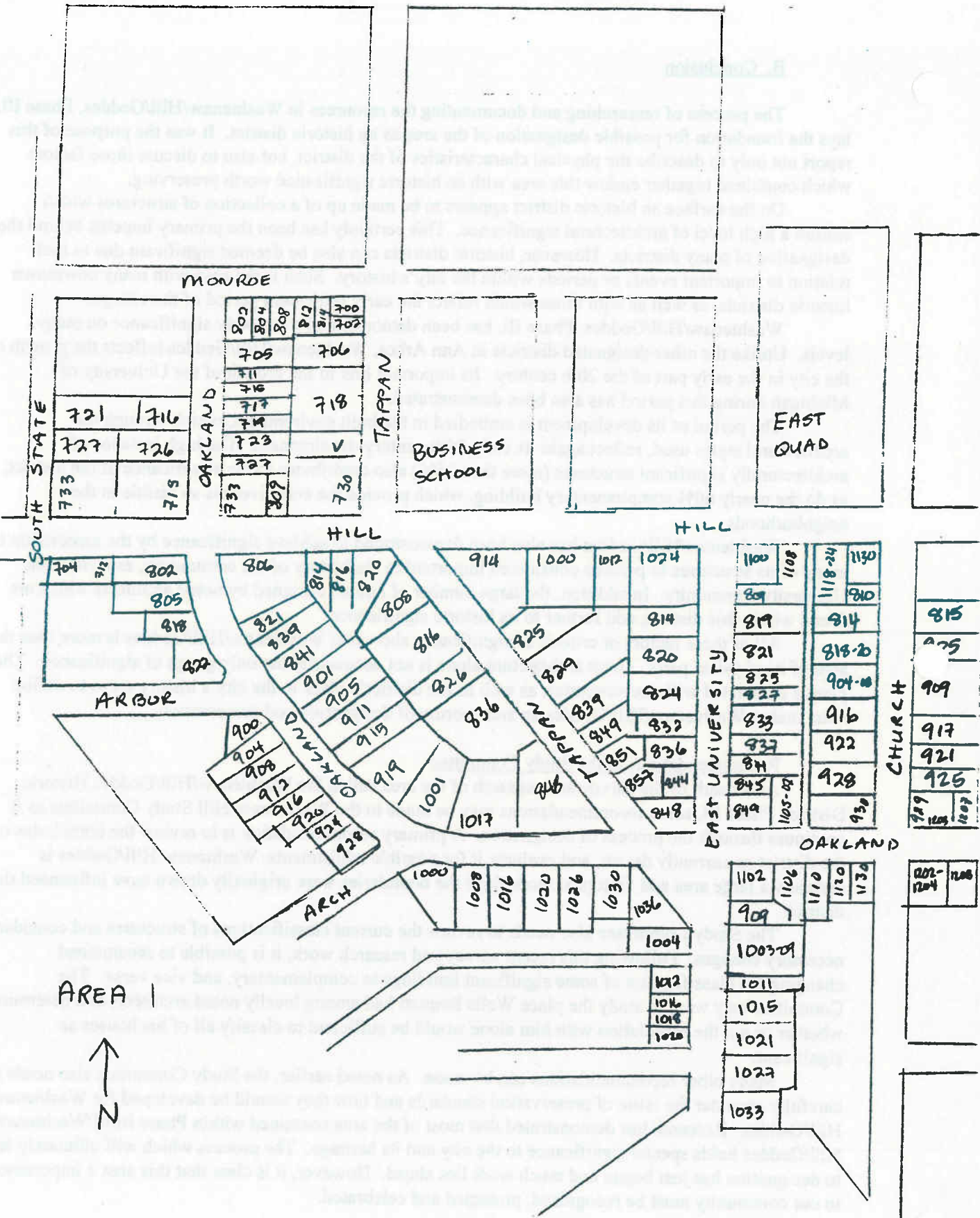
All of these factors or criteria of significance show that Washtenaw/Hill/Geddes is more than the sum of its physical parts. Great architecture alone is not necessarily the only gauge of significance. The people associated with the structures, as well as the district's place in the city's history serve to define what makes Washtenaw/Hill/Geddes an area worthy of designation and preservation.

Recommendations to the Study Committee

As a result of the survey and research of the area called the Washtenaw/Hill/Geddes Historic District, Phase III, some recommendations may be made to the Washtenaw-Hill Study Committee as it continues through the process of designation. A primary recommendation is to review the boundaries of the district as currently drawn, and evaluate it for possible adjustments. Washtenaw/Hill/Geddes is certainly a large area and factors at work since the boundaries were originally drawn have influenced the district.

The Study Committee also needs to review the current classifications of structures and consider necessary changes. Following this recent survey and research work, it is possible to recommend changing the classification of some significant buildings to complementary, and vice versa. The Committee may want to study the place Wells Bennett had among locally noted architects and determine whether or not the association with him alone would be sufficient to classify all of his houses as significant.

Many other recommendations can be made. As noted earlier, the Study Committee also needs to carefully consider the issue of preservation standards and how they should be developed for Washtenaw/Hill/Geddes. Research has demonstrated that most of the area contained within Phase III of Washtenaw/Hill/Geddes holds special significance to the city and its heritage. The process which will ultimately lead to designation has just begun and much work lies ahead. However, it is clear that this area's importance to our community must be recognized, protected and celebrated.



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