



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
100 North Fifth Avenue, Ann Arbor, MI 48107-8647
Phone: (734) 794-6265 - Fax: (734) 994-8312
www.a2gov.org

February 23, 2010

Bonnie Bona, Chair
City of Ann Arbor
Planning Commission
100 North Fifth Avenue, Sixth Floor
Ann Arbor, Michigan 48107

RE: Proposed Fourth and Fifth Avenues Historic District, Ann Arbor, Washtenaw County

Dear Chair Bona and Planning Commission Members,

I am pleased to transmit the enclosed preliminary report for the Proposed Fourth and Fifth Avenues Historic District for review by the Planning Commission per the requirements in Chapter 103 of the Ann Arbor City Code and PA 169 of 1970 as amended.

The committee was appointed in September 2009 and adopted the attached report on February 16, 2010.

As the proposed district is subject to a moratorium that expires on August 6, 2010, the study committee will be holding their public hearing shortly after the required sixty day waiting period, in early May. If we can have your comments by that time it would be greatly appreciated.

Please contact me at (734) 794-6265 extension 42608 or Kristine Kidorf at (313) 300-9376 if you have any questions or require additional information.

Sincerely,

Jill Thacher
City Planner/Historic Preservation Coordinator

Attachment

PRELIMINARY REPORT

PROPOSED FOURTH AND FIFTH AVENUE HISTORIC DISTRICT STUDY

ADOPTED, FEBRUARY 16, 2010

CHARGE OF THE STUDY COMMITTEE

Pursuant to Chapter 103, Section 8:408 of Ann Arbor City Code, the Fourth and Fifth Avenue Historic District Study Committee ("Study Committee") was established by the Ann Arbor City Council to evaluate a residential area just south of downtown Ann Arbor to determine if it meets criteria for historic district designation. The Study Committee was established by Council vote on August 17, 2009 and members were appointed on September 8, 2009. The Study Committee was given until September 2010 to complete its work and make its recommendation to City Council in the form of a report. The City Council also passed a resolution establishing a six-month moratorium on building permits in the proposed historic district that expired on February 6, 2010. A six-month extension of the moratorium was passed by City Council on February 1, 2010, extending it until August 6, 2010.

STUDY COMMITTEE MEMBERS

Patrick McCauley, Chair, is a graduate of the University of Michigan with a BA in History. He has worked on older and historic homes for over 20 years with his family's painting business. He has restored three houses on his own since 2001, and won a Rehabilitation Award from the Ann Arbor Historic District Commission in 2007 for the rehabilitation of his 1845 Greek Revival-style house.

Kristi Gilbert, Vice Chair, is a ten year resident of the Old West Side. She has a Master's degree in Historic Preservation from Eastern Michigan University and previously served on the city's Independent Historic Properties Historic District Study Committee. She is a member of the Ann Arbor Historic District Commission's Annual Awards Committee and serves on the Michigan Historic Preservation Network's Historic Resources Council Committee.

Ina Hanel-Gerdenich is an architectural historian and preservation planner. She obtained her Master of Science degree in historic preservation from Eastern Michigan University and is a preservation consultant. Her clients have included local units of government, institutions of higher education, non-profit organizations and private property owners. To date she has served on four historic district study committees in the local area and has rehabilitated two houses. She has also served on the board of directors of the Washtenaw County Historical Society, the Kempf House Center for Local History, and the Michigan Barn Preservation Network.

Rebecca Lopez Kriss is a Masters Candidate at the Gerald R. Ford School of Public Policy at the University of Michigan. She currently sits on the board of the Ann Arbor Area Chamber of Commerce and volunteers in various capacities throughout the city. The 4th and 5th Avenue Historic District Committee is her first experience with preservation; she enjoys research, training and education.

Sarah Wallace is an Ann Arbor native and received her Master's degree in Historic Preservation Planning from the University of Pennsylvania in 2006. She has served on the Ann Arbor Historic District Commission since the summer of 2007, and is currently chair.

Tom Whitaker is a resident of the Germantown neighborhood where he lives with his family in a restored home. He has a Bachelor's degree in construction management and a Master's degree in historic preservation from Eastern Michigan University, as well as a graduate certificate in real estate development from the University of Michigan. He formerly worked for the Christman Company, where he helped manage the restoration of the University of Notre Dame's Main Administration Building. He also managed construction projects for U of M, including historic restorations of Hill Auditorium and the Rackham School of Graduate Studies. Previously, he served on the West Area Plan Steering Committee for the City of Ann Arbor.

Susan Wineberg is a historic preservationist with a degree from Eastern Michigan University. She has served on the Ann Arbor Historic District Commission three times, served as President of the Washtenaw County Historical Society for five years, and continues to serve as Chair of the Awards Committee of the Ann Arbor Historic District Commission. She has also served on and chaired many local historic district study committees. She lives in an 1850 Greek Revival-style house in the Old Fourth Ward Historic District.

The study committee was assisted in its work by Jill Thacher, AICP, City Planner with the City of Ann Arbor and Kristine Kidorf of Kidorf Preservation Consulting.

DESCRIPTION OF THE DISTRICT

The proposed historic district is shown on the attached district map. It is generally bounded by South Fourth and Fifth Avenues, running approximately one block beginning just south of William Street to and including both sides of Packard Street on the south edge of downtown Ann Arbor. The topography is primarily flat, with a slight slope downward toward Packard Street. South of Packard Street there is a steep hill. The district is an urban neighborhood, with concrete sidewalks and tree lawns containing a mix of newer and mature trees on both sides of the streets. South Fifth Avenue is two lanes wide of one-way, southbound traffic, with a bike lane, and South Fourth Avenue and Packard Street are two lanes wide with two-way traffic. The north-south alley to the west of Fourth Avenue is one lane wide and has several garages adjacent to it. It is one of the few alleys in the downtown area that remains partially residential in character.

There are forty-six residential buildings and one church in the district. The houses have varying front yard setbacks, but all generally have front yards with smaller side yards. The houses on the southwest corners of South Fourth and Fifth Avenues where Packard intersects have large irregularly shaped lots because of Packard's angular alignment. Those houses fronting South Fourth and Fifth Avenues face east and west, while those located on Packard Street face north and south.

The houses in the district vary in size and style. There are small, one-and-a-half story and two-story Greek Revival-style houses and two-and-a-half story Queen Anne houses, many with vernacular

detailing. There are a few Italianate-style and several Arts and Crafts-style houses. The majority of the houses are sided with clapboard, some of which has been covered with artificial siding, and there are a number of brick and stucco houses. The German Church is a large stone Gothic Revival structure with several additions. Eleven of the houses have older garages, including one that is attached to a barn.

There are a number of landscape features in the district. The majority of properties have mature trees in the front and/or rear yards, including those planted in a pattern at 120 Packard and an old one at rear between 314 and 308 Packard. Seven properties have mature (possibly lilac) bushes in the front and/or side or rear yards. The historic fencing in the district consists of a wrought iron fence shared by two properties and one example of a wood frame fence with a middle section of metal chicken wire. The latter is unique in that it includes one section topped with old wrought iron cresting. Both fences have associated gates.

INVENTORY

Portions of the district were surveyed as part of larger surveys by the city of Ann Arbor in 1973, 1975, 1976, 1978, 1982, 1988 and 1990. Copies of the survey forms and photographs are located at the City of Ann Arbor in the offices of the Community Services Area, Planning and Development Services Unit.

An intensive level survey was conducted of the study area by the study committee. Copies of the survey forms are on file at the City of Ann Arbor in the offices of the Community Services Area, Planning and Development Services Unit.

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

There are a total of forty-seven primary and fourteen secondary buildings in the district. One wrought iron fence (438 and 444 South Fifth Avenue) and one wood frame fence with wrought iron cresting and metal chicken wire middle (442 South Fourth Avenue), both with associated gates, also contribute to the district. One hundred percent of the resources contribute to the district, with the exception of one garage at 445 South Fourth Avenue.

LIST OF RESOURCES

- 407 South Fifth Avenue – 1902 – Bannister House
- 411 South Fifth Avenue – 1901 – Andrew Reule House
- 415 South Fifth Avenue – 1838, 1859 – Gaskell-Beakes House
- 416 South Fifth Avenue – c. 1860 – Zebedee Waldron House
- 419 South Fifth Avenue – 1902 – Henry Mann House
- 427 South Fifth Avenue – c. 1896 – Francis M. Hamilton House
- 433 South Fifth Avenue – 1850s-1880s – Sidney Clarkson/Herbert Slauson House, 2 garages
- 437 South Fifth Avenue – 1866 – John McCarthy House

438 South Fifth Avenue – 1925 – Erwin Schmid House, 1 garage, wrought iron fence

441 South Fifth Avenue – 1908 – Christeena Bross House

444 South Fifth Avenue – 1905 – Erwin Schmid House, 1 garage, wrought iron fence

445 South Fifth Avenue – 1890 – Frank J. Lewis House, 1 garage

450 South Fifth Avenue – c. 1850 – Uri Bassett House

500 South Fifth Avenue – 1894 – Emmanuel Wagner House

504 South Fifth Avenue – 1911 – Herman Stierle House, barn

506 South Fifth Avenue - 1888 - Alfred T. Bruegel House

507 South Fifth Avenue – c. 1886, 1913 move/remodel – unknown, 1 garage

509 South Fifth Avenue – 1927-28 – Thomas Corbett House, 1 garage

515 South Fifth Avenue – 1874-78 – George Haller House, 1 garage (1924)

408 South Fourth Avenue – 1902 – Karl Guthe House, 1 garage (1931-48), hitching post

414 South Fourth Avenue – c. 1920 – Sophia Allmendinger House

417 South Fourth Avenue – 1903 – Jonathon Stanger House

423 South Fourth Avenue – 1896, 1933 – Bethlehem Evangelical Church

426 South Fourth Avenue – 1861-63 - Jacob A. Polhemus House

430 South Fourth Avenue – c. 1860 – Rose Cummings House

432 South Fourth Avenue – 1924 – Bethlehem Evangelical Church Parsonage, 1 garage

434 South Fourth Avenue – 1916 – Emil Calman House

436 South Fourth Avenue – 1916 – Frank Bolich House

437 South Fourth Avenue – c. 1915 – John and Fredericka Mayer House

442 South Fourth Avenue – 1894 – Gottlieb Wild House, 1 garage, wood and wrought iron fence/gate

445 South Fourth Avenue – 1890 – George and Emma Wahr House, 1 non-contributing garage

451 South Fourth Avenue – 1850s-80s – William W. Wines House

300 East Jefferson Street – 1899-1901 – Daniel and Nancy White House

120 Packard Street – 1848 – William W. Wines/Dean House, 1 garage

126 Packard Street – c. 1880s – Dr. Samuel A. Jones House

200 Packard Street – c. 1865 – Edward Briggs House

209 Packard Street – c. 1910 – unknown

214 Packard Street – c. 1883 – Charles Wagner House

215 Packard Street – 1880-83 – Catherine Mogk House, 1 barn with garage addition

216 Packard Street – 1819 – Griffith Cossar House

219 Packard Street – 1853-66 – Cole House (1894)

220 Packard Street – c. 1860 – Johnson House

226 Packard Street – c. 1910 – unknown

228 Packard Street – c. 1908 – Gustav Sodt House

305 Packard Street – 1915 – Barker House

306 Packard Street – c. 1890 – Reinhardt House

314 Packard Street – 1894 – Walter C. Mack House

BOUNDARY DESCRIPTION

The district is generally bounded by the east and west sides of South Fourth and Fifth Avenues south of William Street to and including the south side of Packard Street, more specifically described as:

Beginning at a point sixty feet north of the south lot line of Lot 15, Block 4 South, Range 4 East of the Original Plat of Ann Arbor; then west approximately 130 feet to the west line of the alley running north and south between South Main Street and South Fourth Avenue; then south along said west line to the NW corner of that portion of Lot 18 lying southwest of Packard Street, Block 5 South, Range 4 East of the Ann Arbor Land Company's Addition; then continuing South to the SW corner of Lot 15, Block 5 South, Range 4 East of the Ann Arbor Land Company's Addition; then East 66 feet; then North 80 feet; then East 66 feet; then Southeast approximately 80 feet across South Fourth Avenue to a point 26.5 feet north of southwest corner of Lot 2, Block 5 South, Range 5 East of the Ann Arbor Land Company's Addition; then east 47.5 feet; then south 43 feet; then east approximately 130 feet to the east line of Lot 4, Block 5 South, Range 5 East of the Ann Arbor Land Company's Addition; then South 49.5 feet; then East approximately 130 feet to the northeast corner of Lot 11, Block 5 South, Range 5 East of the Ann Arbor Land Company's Addition; then Southeast approximately 65 feet to the intersection of the east line of South Fifth Avenue and the southwest line of Packard Street; then South on the east line of South Fifth Avenue 95.5 feet; then deflecting 79 degrees, 50 minutes left for 67 feet; then deflecting right 73 degrees for 33.1 feet; then southeasterly to the east line of Lot 14, Block 5 South, Range 6 East of the Ann Arbor Land Company's Addition; then North 61 feet to the southwest line of Packard Street; then continuing North to the centerline of Packard Street, then northwesterly to the east line of Lot 2, Block 5 South, Range 6 East of the Ann Arbor Land Company's Addition; then North to the south line of Lot 1, Block 5 South, Range 6 East of the Ann Arbor Land Company's Addition; then east to the southeast corner of Lot 1, Block 5 South, Range 6 East of the Ann Arbor Land Company's Addition; then North 66 feet; then West 84 feet; then North 66 feet to the south line of East Jefferson Street; then continuing North across Jefferson Street to the north line of East Jefferson Street; then East 37 feet; then North 56 feet; then East 5 feet; then North 34 feet; then East 42 feet; then North 42 feet; then East 16.5 feet; then North 132 feet; then West 16.5 feet; then North 66 feet; then East 16.5 feet; then North 132 feet;

then West 148.5 feet to the east line of South Fifth Avenue; then continuing West to the west line of South Fifth Avenue; then South approximately 88 feet to the northeast corner of Lot 13, Block 4 South, Range 5 East of the Original Plat of Ann Arbor; then West to the centerline of South Fourth Avenue; then North to the Point of the Beginning.

BOUNDARY JUSTIFICATION

In general, the proposed district boundaries were defined by the Ann Arbor City Council in its resolution dated August 17, 2009. The southern boundary has been modified to include properties on the south side of Packard Street. The properties contribute to the historic character of the district, and include an important pioneer house at 120 Packard that was constructed by the Wines family and was previously recognized by the city as an individual historic property.

The district is bounded on the north by the William Street Historic District. The eastern boundary echoes the eastern boundary of the original plat of Ann Arbor. This area and that along the southern boundary of the district are marked by residential areas illustrating contextual themes separate from those of the proposed district. To the east lies Hamilton Place, a cluster of houses associated with a development by land owner Francis Hamilton in the early 20th century. Farther south, the area to the east along Packard Street includes newer apartment buildings. South of the Packard Street properties the land begins to slope steeply. As in the area to the east of the district, the area to the south includes houses of architectural interest, particularly along South Fifth Avenue. These properties are associated with working class families whose neighborhood revolved around several factories and a lumber yard in the low land along East Madison Street. The historical association with early settlement and civic leaders is not as strong in this neighborhood as in the proposed district. The western boundary of the proposed district is defined by modern commercial buildings along Main Street, which are not congruous with the history or architecture of the proposed district.

HISTORY OF THE DISTRICT

The Fourth and Fifth Avenue district is located at the intersection of three key elements of Ann Arbor's settlement history: early settlement, German ethnic settlement, and settlement associated with the University of Michigan. Located on the southern edge of the downtown, the area was initially developed by early American Yankees immigrants as part of the original plat filed by founders John Allen and Elisha Walker Rumsey. A number of prominent 19th century citizens lived here. To the west, just across Main Street, is what is now called the Old West Side, the largest neighborhood of German immigrants in the city. Some of that German settlement spilled over into the Fourth and Fifth Avenue district as well. German families in the neighborhood included the Mann, Schmid, and Walz families. Finally, the neighborhood was also settled by students and faculty associated with the expanding University of Michigan.

Early Settlement and the Development of a Residential Neighborhood

Ann Arbor was founded in 1824 by John Allen and Elisha Walker Rumsey who platted the village and registered it in Detroit as “Ann Arbour.” The plat consisted of mostly rectangular blocks, each with an alley running along the length of the middle of the block.¹ Variations to this format existed for the parcels around the center public square and other selected parcels, particularly those along the eastern boundary. The latter includes those properties along the east side of South Fifth Avenue in the study area. The village grew quickly from fifty people in 1824 to over four hundred people just three years later when it became the Washtenaw County seat. John Allen was elected the first village president after the village was incorporated by the territory legislature in 1833. In 1837 the University of Michigan moved from Detroit because of the availability of land, namely the forty acres donated free of charge to the State of Michigan for the University by the Ann Arbor Land Company. The Michigan Central Railroad arrived in 1839 providing a passenger and freight link to Detroit and the United States for the village and surrounding farms. The village continued to expand during the mid-19th century, driven by the local economy. The economy was primarily based on providing services, storage, and supplies to the surrounding farms, as well as on real estate and legal services commonly associated with a county seat. From John Allen’s block house at the center of town, the direction of building in Ann Arbor extended north and south along Main Street and east and west along Huron Street. It soon extended along Fourth and Fifth Avenues, as well as along Ashley Street (formerly Second Street) and Packard Street.² In 1851, Ann Arbor was incorporated as a city by the state legislature and proclaimed itself the “most desirable residence in the Great West.”

By this time the Fourth and Fifth Avenues district was rapidly developing as a residential neighborhood. A plat map dated 1854 depicts houses on many, although not all, of the properties along South Fourth and Fifth Avenues as well as along Packard Street. Several of the larger platted properties along the east side of South Fifth Avenue were already divided into smaller parcels. Accompanying outbuildings (generally small barns and carriage houses) are shown at the rear of some of the properties, particularly those along the western side of South Fourth Avenue. These outbuildings were accessed via the alley cutting through the center of the block. This alley remains and is one of the few residential alleys in the downtown area.

The earliest extant houses in the district were constructed during the period from the 1830s through the 1850s and were associated with some of the early settler families of Ann Arbor. A few are highlighted here. The Clayton Gaskell house at 415 South Fifth Avenue was constructed about 1838 in the Greek Revival architectural style. Hiram Beakes inherited the property and enlarged the house in 1859. Hiram Beakes was the Mayor of Ann Arbor from 1873 to 1875 and lived in the house until the late 1890s. He was also Probate Judge of Washtenaw County in the 1870s. His daughter and son-in-law, Samuel Beakes (no relation) also lived in the house. Samuel Beakes was the first ward alderman, and then mayor from 1888-1890. He was active in local politics, being chair of the county Democratic Party, serving as city

¹ Plat of Ann Arbor, 1824.

² O. W. Stephenson, Ph.D., *Ann Arbor: The First Hundred Years*, 1927, (433).

treasurer, and was the editor of the Democratic oriented Ann Arbor Argus. The William Wines house at 120 Packard Street was constructed in 1848. Mr. Wines was the operator of a lumber mill in Ypsilanti, and the founder of Wines and Worden clothing business. In the 1870s the house was sold to Nelson Strong, another Ann Arbor pioneer who sold it to his son-in-law Sedgewick Dean, a grocer. In 1902 Dean was one of the founders of the Argo Milling Company and built the Argo Power house in 1903. He also owned Dean & Co., a high-class retail and wholesale store that operated between the Civil War and World War I. His daughter Elizabeth Dean left two million dollars to the City of Ann Arbor in 1964 for “the perpetual care, maintenance, replacement and planting of trees on city-owned properties.”

By the end of the Civil War, the neighborhood was fully developed. A bird’s eye view map dated 1866 depicts individual houses on most of the parcels within the district. A surveyor’s map dated 1870 indicates that all but two lots have been developed. The neighborhood extended west to South Main Street and north towards East Liberty Street. The northern boundary was defined by the commercial buildings creeping south along Main Street, and by the former jail site between South Fourth and Fifth Avenues on East Liberty Street. The area to the east of the neighborhood was less densely populated, and the area south of Packard Street was undeveloped beyond those properties on the plateau immediately south of Packard Street.

From this time period to the first decades of the 20th century, much construction took place in the neighborhood. Houses were modified, such as the Gaskell-Beakes and Wines houses described above. Other houses were replaced by larger and more fashionable houses of the time as well as by more economical kit houses. These include many of the houses identified in this report. Later, changes to the landscape included replacing barns and carriage houses with one and two-car vernacular garages as automobiles became more prevalent. The one exception in the neighborhood is the barn located at 215 Packard Street, which was modified and added onto to accommodate cars instead of being replaced. Landscape features, such as the wrought iron fence at 438-444 South Fifth Avenue, relatively old lilac bushes scattered throughout the district and a few mature trees also remain from the late 19th and early 20th century period.

Ethnicity in the District

Ann Arbor was initially settled by people coming from New York and other eastern states. The number increased substantially with the opening of the Erie Canal in 1825. A large influx of German immigrants, particularly from the Wuerttemberg area, also soon settled in town. Beginning with the arrival in 1829-30 of Jonathan Henry Mann and his wife, the number of German immigrants arriving in Ann Arbor steadily increased throughout the 19th century. In 1880 the census showed that one out of every nine residents of Ann Arbor was German-born. By this time Ann Arbor had a German newspaper, three German churches, a German Workingman’s Association, a German shooting club, a German Athletic Society, two German choirs, a German Coronet band and a large German-owned park.³ German families rose to become business leaders and some of the area’s most prominent residents. Their names included Eberbach, Hutzler, Staebler, Mack, Schmid, Luick, Herz, Wagner, Haller, Haarer, Koch, Wurster, Muehlig,

³ Jonathan Marwil, *A History of Ann Arbor*, 1987, (61).

Schumacher, Arnold, Weinmann, Goetz, Bach, Fischer, Schlenker, George, Mann, Fritz, Walz and many others. Although the majority of Germans lived west of Main Street in what is now called the Old West Side, some early and prominent families resided in the district, including the Haller, Mann, Schmid, Stampfler, Wagner, and Walz families. The Muehligs and Eberbachs are associated with properties in the William Street Historic District, immediately north of the district.

Some of the German families within the neighborhood attended the Bethlehem Evangelical Church, the largest physical evidence of the German presence in the proposed district. The church then was central to German identity, which was reinforced later with the establishment of Muehlig Funeral Home in the old Jacobs mansion at Fourth and William in 1928. The Bethlehem congregation had previously been part of the first German-speaking Lutheran congregation founded by Pastor Friederich Schmid who came to Ann Arbor from Basel, Switzerland in 1833. In 1875 Pastor Schmid and some congregation members split off to form Zion Lutheran Church. The Bethlehem Congregation under the leadership of Pastor John Neumann hired Detroit architect Richard Rasemann to design the Richardsonian Romanesque style building with Gothic features which was constructed of native fieldstone. The building was completed in 1895 with the dedication in January, 1896. This was approximately twenty years after the congregation first purchased the land and built a parsonage. A parish hall was constructed as an addition to the church in 1932-1933 in a similar style to that of the church. It was designed by Ralph W. Hammett. The congregation also provided a German speaking school in the late 1800s through the first decade of the 1900s. The school became bilingual in 1906.

The Bethlehem congregation owned at least two other houses standing in the district. The house at 432 South Fourth, constructed in 1924, served as a parsonage during the first half of the 20th century, housing the Reverends Gustav Neumann (1924-1928), Theo Schmale (1928 - 1947), and Walter Press (1947 - 1955). It was sold in 1955. The house at 437 South Fourth was constructed by John and Fredericka Mayer in the 1910s and they lived there until 1929 when it was deeded to the church. The church still owns the property today.

Other homes in the district occupied by those of German descent include: 515 South Fifth (George Haller, 1875–1914); 506 South Fifth (Alber T. Bruegel, 1888-1920s); 504 South Fifth (Herman and Amanda Stierle, 1911 – 1960s); 500 South Fifth (Emanuel Wagner, 1894-1960s); 411 South Fifth (Andrew Reule, 1901-1940); 408 South Fourth (Karl Guth, UM Physics professor, 1902); 417 South Fourth (Jonathan Stanger, 1903-1940s); and 445 South Fourth (George and Emma Wahr and Schaffer family, 1890-1970s). Although no longer associated with the Bethlehem Church, descendants of Pastor Schmid's family lived next door at 438 South Fifth Avenue from 1905 until about 2002.

The expansion of the University of Michigan

The University of Michigan arrived in Ann Arbor in 1837 and settled on land situated several blocks to the east of the district. In 1841 it opened its doors to students for the first time. The first of many significant growth spurts occurred in the 1850s and 1860s, after Henry Philip Tappan was hired as president in 1852. In 1865 the University of Michigan had the largest enrollment in the United States at

1,145 students.⁴ President Tappan used a Prussian model for the university, one where “professors conducted original research, taught by lecture, and trained graduate students.”⁵ As part of this approach, the university stopped providing room and board for students in 1852 and asked the local residents to open up their homes to house students. This arrangement provided additional income for many local families throughout the city.

By the 1870s Ann Arbor had evolved into a “university town.” The evolutions of the town and university have been invariably linked. The university spawned several building booms that expanded the university and the city at the same time. During the 19th and early 20th centuries, the city raised money through bonds and donations to construct university buildings. Several times, especially after the Civil War, World War I, and World War II, large influxes of students created housing shortages. Residents were asked to build on their vacant lots to accommodate the need.

During the second half of the 19th century, the University of Michigan developed its School of Medicine and University Hospitals. Begun in 1850, the School of Medicine became one of the better known programs in the United States. The University was also the first such school to establish a teaching hospital on campus in 1869. Between 1875 and 1945, at the same time as the medical program and hospital/clinical program grew, Ann Arbor played host to seventeen private hospitals scattered around the downtown area.⁵ All were housed in modified private homes. The hospitals served as a place for patients to go if they needed care that could not be obtained at home. One of these hospitals was located at 416 South Fifth Avenue and was known as the Burrett-Smith Private Hospital. After serving as a private residence for almost 50 years, this stately Greek Revival was used by Drs. Cyrus Burrett and Dean Smith, who moved their practice there from 721 East Washington. At the north end of Fourth Avenue, the Jacobs mansion also served as the private hospital of Dr. Lynds until 1918, just before it became Muehlig’s Funeral Home now situated in the William Street Historic District.

By 1900 Ann Arbor had a population of 14,509 and the University of Michigan had 3,441 students and 166 faculty members. In 1903 the university acquired additional land to expand and both the city and school were experiencing building booms. Francis Hamilton, Ann Arbor’s mayor from 1905 to 1907, lived at 427 South Fifth Avenue during this time. He served as an alderman for the First Ward, and developed Hamilton Place located to the rear of his home just outside the eastern boundary of the proposed district. The development included tightly packed houses constructed close to the street. The 1920s also reflected the increased growth for the city and university.

As in many neighborhoods near the university campus, a number of properties in the district accommodated the growing numbers of University students and faculty, primarily by families taking in boarders. For example, Mrs. Allmendinger took in a number of tenants in her property at 414 South Fourth Avenue. As early as the 1910s the house at 445 South Fifth Avenue was taking in boarders as well. Mrs. Hughes had tenants at 441 South Fifth Avenue that included students and faculty at the University of Michigan. In fact, many of the homes in the district accommodated one or more boarders.

⁴ Joseph A. Firsinger, *Passport to Ann Arbor*, 1965.

⁵ Grace Shackman, “The Private Hospital Era.” *Ann Arbor Observer*, March 1994.

After World War II the composition of the district began to change. Some of the early German families moved out of the district while others remained through the 1970s and later. Ann Arbor and the University of Michigan were poised for post-war growth. Many more families in Ann Arbor and in the district rented rooms to returning war veterans enrolling at the university. In the 1960s increasingly more houses in the district became rental units catering to the university community.⁶ These houses, like those that remained as single family dwellings, have maintained their original residential appearance and character.

Architectural Styles in the District

The architectural styles found in the Fourth and Fifth Avenue Historic district represent the progression of styles popular during the period beginning from the earliest days of settlement through the 1920s. Beginning in the 1830s settlers in the area brought their architectural traditions from the eastern United States, where the Greek Revival style of architecture was dominant. The style was one of the first popular Romantic styles in the areas of the United States being settled from about 1830 to 1850. It tends to mimic classical Greek temple fronts, with gabled or hipped roofs with a low pitch, a cornice band with wide trim, front doors surrounded by narrow sidelights and a transom above the door. The district contains a number of outstanding examples of the Greek Revival style, including 426 South Fourth Avenue and 415, 433, 437, and 450 South Fifth Avenue and 120 Packard (which also exhibits Italianate-style detailing added later).

The district also contains a number of buildings constructed in styles associated with the Victorian period. Popular from the 1860s through the 1900s, these styles include Italianate, Queen Anne, and Richardsonian Romanesque. The Queen Anne style in particular was popular to construct because of the plentiful supply of lumber in Michigan and the growing number of mills able to produce standard size lumber, including 2x4's and decorative elements. Ann Arbor had mills that produced brackets, cut shingles, doors, molding, and ornamentation that were located in the area now known as Kerrytown. A lumber yard was also situated just south of the district beginning at this time. The profession of architecture was growing, and pattern books were available to show how to build these houses. Examples of the Queen Anne style can be found at 417, 442 and 445 South Fourth Avenue, 419 and 445 South Fifth Avenue, 300 East Jefferson Street and 306 Packard Street.

The Italianate style with its cube-like massing, lower pitched roofs, brackets and round arch top and Palladian windows is also represented in the district. The Italianate style was more likely to be expressed in masonry construction accompanied by decorative wood trim and porches. The house at 430 South Fourth Street is an example using frame construction and wood siding.

Made popular in the late 1800s by Boston architect Henry Hobson Richardson, the Richardsonian Romanesque style was most popular for civic building such as city halls and post offices, as well as religious structures. Richardson's designs of the Allegheny Courthouse and Jail in Pittsburgh, and Trinity Church in Boston were noted for the use of heavy masonry and large Roman arches for openings. There

⁶ Lela Duff, *Ann Arbor Yesterdays*, 1962, (31).

is one example of Richardsonian Romanesque in the district. It is the Bethlehem Church at 423 South Fourth Street, which was designed by Detroit architect Richard Rasemann. An anchor building visible throughout the neighborhood, the church has native fieldstone walls. Although patterned after Richardson's designs, the architect also incorporated Gothic details, making the building a combination of Richardsonian Romanesque and Gothic Revival styles. Another example of this style in Ann Arbor is the former Michigan Central Railroad Depot (now the Gandy Dancer restaurant).

The turn of the 20th century brought more variety in the architecture of the neighborhood. The Colonial Revival style became one of the most popular styles throughout the United States, developing from an interest in all things colonial after the nation's Centennial celebration in 1876. The house at 228 Packard is an example of the style with Doric porch columns and cornice returns. The district also has two Dutch Colonial Revival examples, a common variation of the style. These are found at 441 and 500 South Fifth Avenue, the latter being constructed of brick.

Although the Colonial Revival style continues well into the 20th century, other styles begin to appear such as Arts and Crafts bungalows and Four Squares, and the English Revival or Neo-Tudor styles. Defined by the wide overhanging eaves, exposed rafter tails, large porches, and wood trim, the styles were developed in reaction to the increasing number of mass manufactured goods. Examples of the Arts and Crafts Style in the district are found at 226 Packard, and at 434 and 436 South Fourth Avenue, a set of twin houses. Architect Herman Pipp designed the example at 438 South Fifth Avenue.

As noted above, three architects are represented in the district: Richard Rasemann, Ralph Hammett, and Herman Pipp. Richard Rasemann (b. 1885) was a German-born architect educated in part at a German-American Seminary. He came to Detroit and went into practice from 1851 to 1891 with Swissborn Julius Hess. In addition to designing Bethlehem Evangelical Church in the district, he designed a number of prominent Detroit buildings including the Harmonie Club (1894); the Hinz Building (1908); and the Hemmeter Building (1911). Ralph Hammett designed the 1933 addition to the Bethlehem Evangelical Church. He was a professor at the University Of Michigan School Of Architecture from 1931 to 1965. He graduated from the University of Minnesota and held a master's degree from Harvard University. Before his arrival at the University of Michigan he taught at the University of Minnesota, the University of Washington, and the Illinois Institute of Technology. His other Ann Arbor designs include an addition to the First Congregational Church, the St. Andrews Episcopal Church chapel and parish hall, and the Lutheran Student Chapel and Center, Trinity Lutheran Church, Lord of Light Lutheran Church, and several homes. He designed an addition to the Women's City Club and renovations for the Kempf House. In 1976, he authored *Architecture in the United States: A Survey of Architectural Styles Since 1776*. Hammett also lived in the 1840s Guy Beckley house on Pontiac Trail.

Herman Pipp (1868-1945) was born in Brighton, Michigan and learned the architectural trade from his father, William Pipp. He came to Ann Arbor in 1891 after the death of his father. His brother Henry Pipp was a contractor who was also trained by the father, and who came to Ann Arbor in 1892. Herman Pipp's offices were located at 118 West Washington in Ann Arbor. He designed the former Ann Arbor City Hall (1907), the Nickels Arcade (1916), and the office building for Hoover Ball & Bearing Company. He worked with Detroit architect George Mason on the Princess Hotel in Toronto, Ontario. He also

designed a number remodeling projects including converting a roller-skating rink into the Majestic Theater (1907), renovating the Athens Theater (1907), and remodeling the German-American Savings Bank into a women's store for Charles Hutzler (1916). In Barton Hills he designed houses for the Oliphants and the Underdowns, as well as the golf course and country club building. He also designed Alpha Chi Omega fraternity house. Within the district Pipp designed the house at 438 South Fifth Street for Erwin Schmid.

SIGNIFICANCE OF THE DISTRICT

Pursuant to PA 169 of 1970, as amended, and Chapter 103, Section 8:408 of Ann Arbor City Code, the Study Committee shall be guided by the criteria for evaluation issued by the U.S. Secretary of the Interior for inclusion of resources in the National Register of Historic Places. Further, in 2002, the State Historic Preservation Office, per Section 399.205 (3) of PA 169, adopted rules regarding local historic district designation that every study committee is required to follow. Those rules state that any local historic district--single or multiple resource--"shall follow" the criteria for listing in the national register.

To be considered eligible, a property must meet National Register requirements for age, integrity, and significance, as described on the National Register website:

- **Age and Integrity.** Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- **Significance.** Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

An eligible property must possess integrity and meet at least one of four criteria for significance:

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are **associated with events** that have made a significant contribution to the broad patterns of our history; or
- B. that are **associated with the lives of persons** significant in our past; or
- C. that **embody the distinctive characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that **have yielded, or may be likely to yield, information** important in prehistory or history."

The proposed Fourth and Fifth Avenue Historic District is significant under national register criteria A, B, and C at the local level of significance. The period of significance for the district begins in 1838 with the

construction of the oldest extant house. It ends in 1941, the start of World War II and the beginning of the time when many of the early German families moved from the neighborhood.

Criterion A. "...that are associated with events that have made a significant contribution to the broad patterns of our history."

The proposed Fourth and Fifth Avenue Historic District lies along the southern edge of the original village of Ann Arbor plat. It was the core of a residential neighborhood that evolved on the immediate south side of the downtown. Through its older homes, grid-like layout and street alley (present between Fourth Ave and Main Street along the western boundary of the district), it reflects the period during which early settlement of Ann Arbor by Yankees as well as by German immigrant families took place. It contains the homes of a number of early city leaders.

New settlers built houses in the area as it was close to the growing business district. By 1856 there were approximately twenty-two primary buildings in the proposed district with only ten vacant lots. The 1890 Bird's Eye view shows the land in the proposed district completely built out. The Gaskell-Beakes house at 415 South Fifth Avenue was constructed by Clayton Gaskell about 1838. Gaskell was an early Yankee settler. Hiram Beakes then inherited the property and enlarged the house in 1859. Hiram Beakes was the Mayor of Ann Arbor from 1873 to 1875 and lived in the house until the late 1890s. He was also Probate Judge of Washtenaw County in the 1870s. His daughter and son-in-law, Samuel Beakes (no relation) also lived in the house. Samuel Beakes was the first ward alderman, and then mayor from 1888-1890. He was active in local politics, being chair of the county Democratic Party, serving as city treasurer, and was the editor of the Democratic oriented *Ann Arbor Argus*. Probably due to the housing crisis after World War I the house was converted into apartments in the 1920s, one of the earliest conversions in the proposed district.

The William Wines house at 120 Packard Street was constructed in 1848. Wines was the operator of a lumber mill in Ypsilanti, and the founder of Wines and Worden clothing business. In the 1870s the house was sold to Nelson Strong, another Ann Arbor pioneer who sold it to his son-in-law Sedgewick Dean, a grocer. In 1902 Dean was one of the founders of the Argo Milling Company and built the Argo Power house in 1903. He also owned Dean & Co., a high-class retail and wholesale store that operated between the Civil War and World War I. His daughter Elizabeth Dean left two million dollars to the City of Ann Arbor in 1964 for "the perpetual care, maintenance, replacement and planting of trees on city-owned properties."

433 South Fifth was constructed in the 1850s, with an 1880s remodeling. It was constructed by Sidney Clarkson, an early Ann Arbor settler, whose family was instrumental in establishing the Episcopal Church of Ann Arbor. This house was converted to apartments by 1940. Also constructed in the 1850s, the Ditz/Stampfler house at 450 South Fifth Avenue was probably built by Uri Bassett who purchased the property for \$100 in 1849. Bassett was a teacher at the Old Academy formerly located at the northwest corner of Fourth Avenue and William Street. He sold the house to Franklin Wilcox in 1856 for \$500. Joseph Ditz, a tailor, purchased the house in 1860, and the Ditz family and their descendants, the

Stampfler family, lived in the house until at least the 1960s, one of many German families living in the neighborhood.

Criterion B. "...that are associated with the lives of persons significant in our past."

The district contains the homes of several prominent Ann Arbor citizens, and is the strongest remaining physical connection to their lives and contributions. The Gaskell/Beakes House at 415 South Fifth Avenue is associated with two of Ann Arbor's past mayors, Hiram Beakes and Samuel Beakes. Hiram Beakes was the Mayor of Ann Arbor from 1873 to 1875 and lived in the house from 1859 until the late 1890s. He was also Probate Judge of Washtenaw County in the 1870s. His daughter and son-in-law, Samuel Beakes (no relation) also lived in the house. Samuel Beakes was the First Ward alderman, and then mayor from 1888-1890. He was active in local politics, being chair of the county Democratic Party, serving as city treasurer, and was the editor of the Democratic oriented *Ann Arbor Argus*.

427 South Fifth Avenue was the home of Francis M. Hamilton until his death in 1914 at the age of 75. According to the 1880 Census, Francis M. Hamilton aged 41 was living in Ann Arbor as a school teacher at 444 East Huron Street with his wife Josephine, 34, his 8-year old son named Walter M. Hamilton and several other tenants. He was the First Ward alderman before becoming mayor of Ann Arbor from 1905-1907. Hamilton Place nearby was developed by and named after him. He also built many houses on William, Fifth and North University. He gave the University of Michigan a fountain located at North University and State Street. He was seen as a spirited public official.

433 South Fifth Avenue was the home of Herbert Slauson from 1905 through the 1930s. Slauson was a long-time superintendent of the Ann Arbor Public Schools and has a school named after him, Slauson School.

Criterion C. "...that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

The district contains concentrations of Greek Revival, Queen Anne, and Italianate style houses, representative of the district's evolution in the second half of the 19th century. Later replacement houses were constructed in the Colonial Revival, Dutch Colonial Revival, and Arts and Crafts styles.

Two buildings in the proposed district are architect designed. Bethlehem Church, located at 423 South Fourth Avenue and constructed in 1895, was designed by Detroit architect Richard Rasemann in the Romanesque Revival style with Gothic influences. A 1933 addition was designed by Ralph W. Hammet. The Erwin E. Schmid house at 438 South Fifth Avenue was designed by architect Herman Pipp in the Arts and Crafts Style.

CONCLUSION

The committee recommends that the proposed Fourth and Fifth Avenue Historic District be designated by the Ann Arbor City Council as a local historic district. The district is significant for the physical link it

maintains to the early settlement period of Ann Arbor, for its association with German life in Ann Arbor and association with several Ann Arbor civic and political leaders.

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DISTRICT MAP

Proposed South Fourth & Fifth Avenues Historic District



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PHOTOGRAPHS

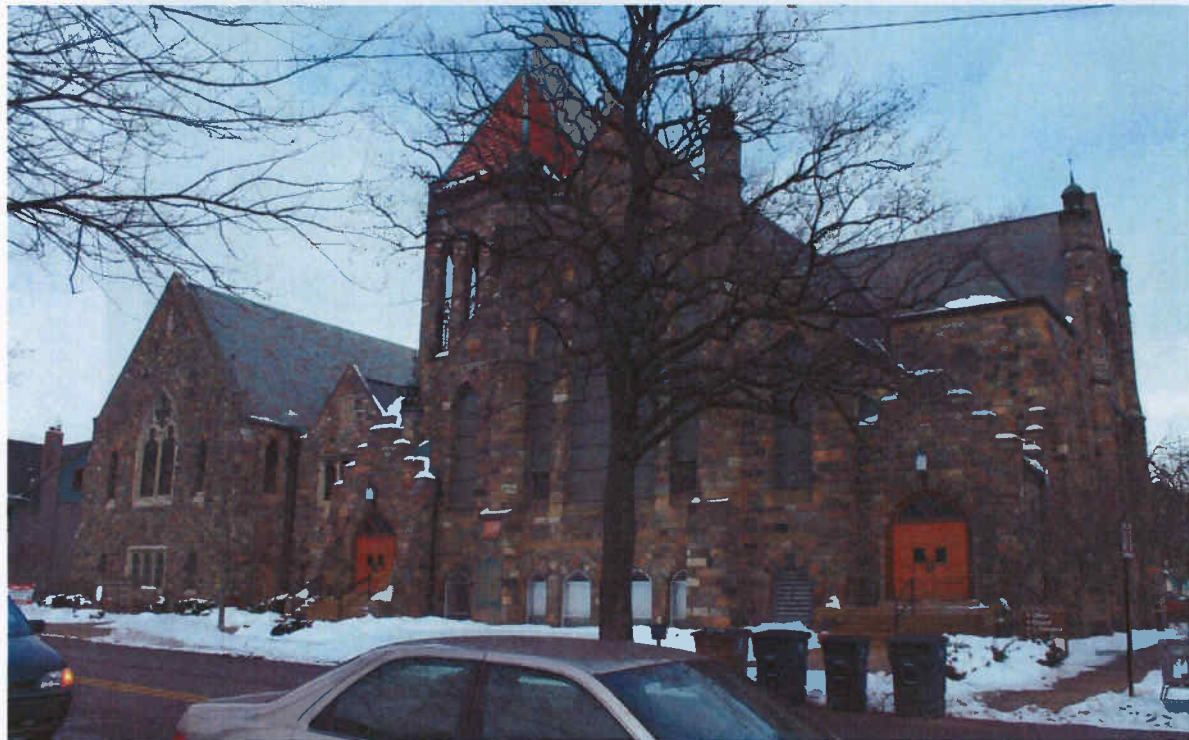
Photograph 1 – East side of Fifth Avenue looking south, February, 2010



Photograph 2 – West side of Fourth Avenue looking south, February, 2010



Photograph 3 – 438 South Fifth Avenue, designed by Herman Pipp, September, 2009



Photograph 4 – 423 South Fourth Avenue, Bethlehem Evangelical Church, February, 2010



Photograph 5 – 450 South Fifth Avenue – Ditz/Stampfler House, September, 2009



Photograph 6 – 415 South Fifth Avenue, Gaskell/Beakes House, February, 2010



Photographs 7 & 8 – 432 South Fourth Avenue, house (Bethlehem Church parsonage) and garage, September 2009, February 2010



Photograph 9 – 120 Packard, Wines/Dean House, November, 2009



Photograph 10 – Mature lilac bush and trees at 120 Packard, February, 2010



Photograph 11 – 300 Packard, November, 2009



Photograph 12 – 442 South Fourth Avenue, Gottlieb Wild house, February, 2010



Photograph 13 – Detail of wood and wrought iron fence at 442 South Fourth Avenue, February, 2010



Photograph 14 – Barn at 215 Packard Street



Photograph 15 – Mature tree between 308 and 314 Packard Street, February, 2010



Photograph 16 – Wrought iron fence at 444 and 438 South Fifth Avenue, looking north, February, 2010