

Spicilanti & Heritage Foundation



*11th ANNUAL
HISTORIC
HOME TOUR*

*A CHANCE TO
SEE HISTORIC
PRESERVATION
IN PROGRESS*

*SUNDAY
AUGUST 28, 1988
12-5 p.m.*

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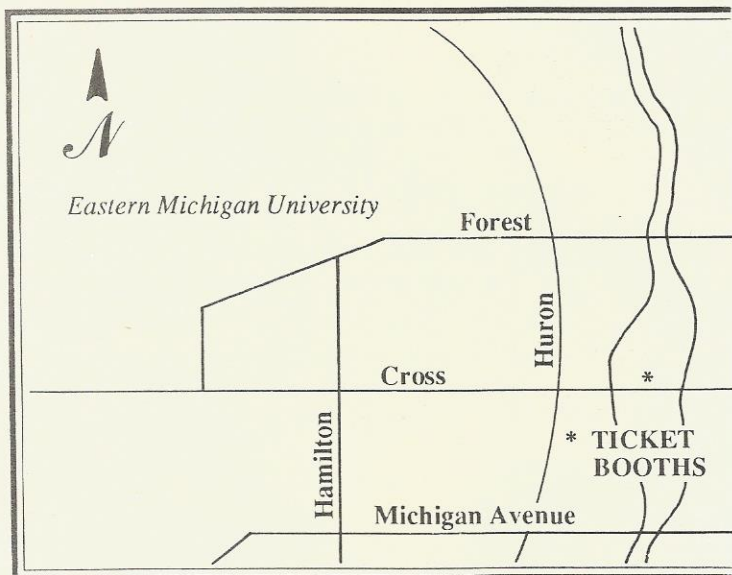
his year's Home Tour features and celebrates Ypsilanti's Historic East Side, a neighborhood with a strong commitment to its own revitalization through historic preservation.

We have included an optional walking tour of sites between Home Tour houses. If you wish, follow the numbered route in this brochure and watch for the red arrows on street corners.

- 1. 46 East Cross**
- 2. 504 North River**
- 3. 302 Oak**
- 4. 619 East Forest**
- 5. 227 North Grove**

Numbers are for identification only. Homes may be toured in any order.

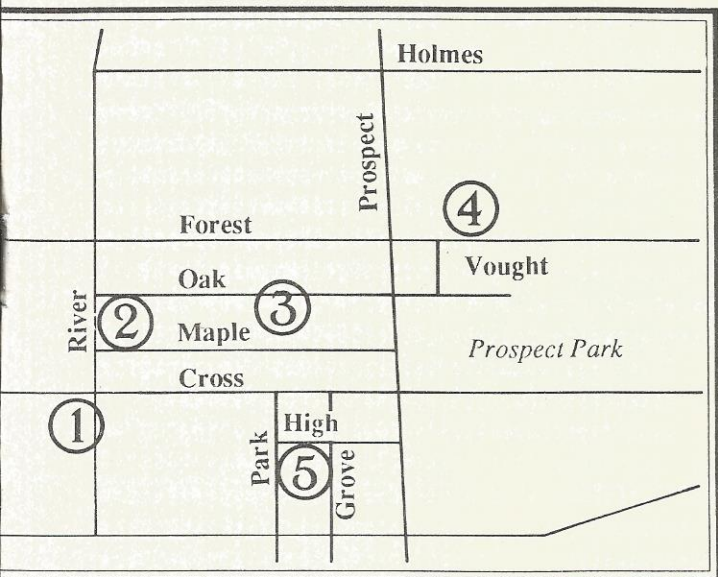
NOTE: Visitors may be asked to remove shoes.



46 East Cross



This large, Italianate commercial structure, of which 46 East Cross is a part, was built c. 1865 by the Order of the Masons. Similar in design to the Thompson Block across River Street, it is thought to have been constructed by the same builder. Later tenants were the Maccabees, another fraternal order, and it was they who installed electricity in 1896.



In its century plus of existence, the Masonic Block has endured time's ravages: sundry fires and weathering have taken their toll, and the far east end of the structure was demolished by a 1939 train wreck. The present owners, Tom and Bettie Dodd, purchased the west portion of the three story brick building more than 10 years ago. Their on-going renovation has included installing plumbing, pulling out the boiler and steam pipes, and rehabilitating and decorating their 3,000 sq. ft. of living space, which boasts 13 ft. ceilings. The 50 ft. long room spanning the front of the building is where the Masonic Order conducted meetings and ceremonies.

The decor is wonderfully eclectic "mishmash", warm and inviting, where modern cozies up to Victorian, showing the Dodds' zest for what's fun and curious, and their love of comfort and memorabilia.

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Clare Hall and Sharon Collins' cheery apartment on the second floor affords another chance to see the effect of the immense windows and Victorian details, this time with light colors and a more contemporary decor.

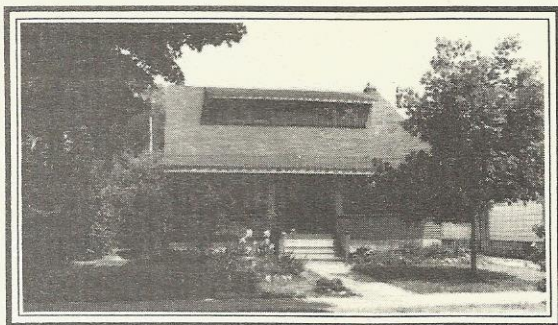
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The successful conversion of old building spaces to living quarters at 46 East Cross typifies the vitality and enthusiasm that is Depot Town today.

Walking Tour -

Leaving Depot Town via River Street, notice the progress on the restoration of the old depot, soon to be an exciting trackside restaurant. On the northeast corner of Cross and River is the Thompson Block, built in 1860. During the Civil War, the building was used to quarter troops, with officers' quarters in the adjacent three Greek Revival houses to the north. In 1870, Benjamin Follett purchased the building to house his carriage making business. His descendants manufactured farm implements there until c. 1950.

504 North River



When Mayor Pete Murdock and Grace Sweeney purchased their home in 1974, it appeared to be a 1950s house, completely enveloped in 10" aluminum siding with an enclosed front porch.

But all was not as it appeared, and when a serious fire in 1978 necessitated extensive repairs, some of the past history of this house came to light.

As the aluminum was removed, square nails, handcut beams, and four inch beveled wood siding appeared. It became evident that the house was older than previously thought. It is speculated that a small two story farmhouse was moved to the site c. 1917 and that an additional eight feet of house and a front porch were added at that time in an effort to transform the house into an American Craftsman Bungalow, a style very popular then.

Bungalows, built by and for the middle class during 1910-1930, were usually low, 1-1/2 stories, solid, honest and simple. Typical features included wide, sweeping front porch roofs supported by heavy columns, exposed rafter ends and braces at the roofline, and multiple windows - often in leaded glass. The Bungalow was a definite expression of the American Arts and Crafts movement, in full flower at the beginning of this century.

During the 1950s, the house was altered again: the aluminum siding was applied, the roofline altered, and the distinctive features of the Bungalow style added years earlier were obliterated.

This house, its past history marked by extraordinary style changes, has been returned to the Bungalow stage of its evolution, its roofline restored, front steps appropriately rebuilt, the front porch once again open to summer breezes. Comfortably furnished with antiques, collectibles and the ever present campaign paraphernalia, the house is a warm, friendly gathering place, and a quiet home for Pete and Grace.

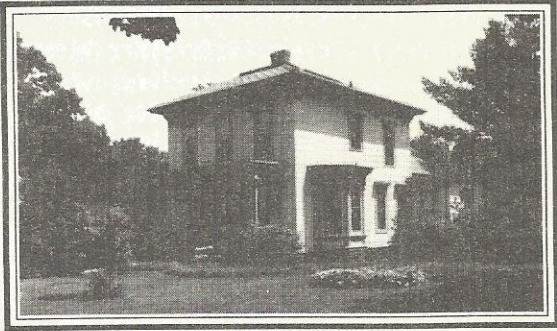
Walking Tour -

Continue north on River Street to Oak. Before you, on the hill, is the baronial Hutchinson House, built in 1899-1903 by Byron Shelly Hutchinson, the "H" of the S & H Green Stamp Company. A picturesque blend of English Tudor and Queen Anne styles, the house is said to have been the scene of riotous living (after Mr. Hutchinson's wife of one night moved out of the house). Hutchinson lost the house through bankruptcy and, after years of vacancy and use as apartments, it now serves as the offices of the High Scope Educational Research Foundation.

Turning east on Oak, note 192 Oak, with its Egyptian Revival details inspired by the 1920s discovery of King Tut's tomb.

The Italianate style of the next four houses on the right mark them as having been built in the period 1855 to 1880.

302 Oak



This handsome house was built in the late 1850s in the Italianate style. Inspired by Italy's rural villas, this style sought to give an impression of height and elegance through the use of vertical lines, tall narrow windows, delicate porches, and ornate bracketed cornices and window trim.

The current owners, Susan and Robert Schwartzberger, purchased the house in 1986 and returned its 10 rooms and three bathrooms to a single family home for the first time since 1941.

Details to delight the eye include the Victorian style wallpaper in the entry, an Eastlake fireplace in the parlor, the intricate, arched "gingerbread" woodwork, the original hardware on windows and doors, and of course, the Ghost!

The previous owners encountered the Ghost more than 20 times in their 10 years in the house, but the Schwartzberger's teenage daughter is the only member of their family to have met the spectral resident. She has discovered her possessions mysteriously rearranged, and one evening distinctly heard the ghost bid her goodnight as she prepared to ascend from the parlor to her bed. All those who have met the apparition agree that the Ghost at 302 Oak is not at all malevolent, but rather a friendly presence in this charming, family home.

Walking Tour -

Oak Street, with its variety of Victorian houses and orderly landscapes, offers a glimpse of a typical working class neighborhood of the last century. Proceed to 323 Oak, a beautifully main-

tained home of the 1880s. Then walk down the adjacent alley to stroll past back yards and lanes which are still much as they were a hundred years ago. You will emerge on Forest Avenue.

619 East Forest



Built in 1923 by William Jellis for Mr. and Mrs. Arthur Sarvey, this Colonial Revival house is a reproduction of a home Mr. Sarvey admired in Pennsylvania. Notice the home's restrained exterior with its colonial roofline, double hung windows, wooden shutters, stone foundation, front porch with classical columns, and the impressive 42 inch wide entrance door.

Carol and Ray Packer purchased the home from the widowed Mrs. Sarvey in 1960 and maintained it in excellent condition for 21 years. The current owner, Doug Winter, purchased the house in 1981 and, with the assistance of a talented retiree, refinished the red oak floors and pickled wood interior doors, wallpapered and painted in colonial colors, remodeled the kitchen, and added a stone wall and brick patio to the yard.

With his flair for color and design, Mr. Winter has combined country, Victorian and family pieces with his personal collections to create a warm and charming ambience.

Walking Tour -

Follow Vought Street south to Prospect Park, created during the 19th century parks movement.

when national interest in urban beautification made public green space part of American towns. This site was once a cemetery, as described on the plaque at Cross and Prospect Streets.

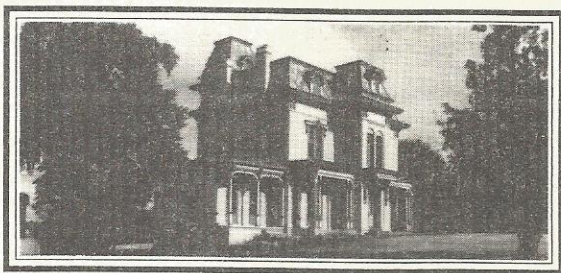
Follow Cross to Grove, noting, as you pass through this increasingly restored neighborhood, the following:

315 North Grove - in 1894, the home of Carlton Nims, a well digger. Note the sandstone walk to the street, once a common feature of 19th century homes.

301 North Grove - a beautiful example of Ypsilanti's Gothic Revival houses, formerly a school, moved and converted to its present form by C.S. Woodard, c. 1861.

230 North Grove - newly restored Italianate, built c. 1873, distinguished by the quality of its spectacular window hoods and other architectural details.

227 North Grove



The stately Gilbert Mansion, newly rehabilitated, is a jewel of the Second Empire style. Built in 1861, its design drew upon French buildings popular during Louis Napoleon's Second Empire and is characterized by Mansard roofs, towers and architectural details similar to those of the closely related Italianate houses.

This elaborate home boasts two towers, a decorative slate roof, a multitude of exquisite porches, and rich exterior and interior details. Constructed for Major John Gilbert, it was owned by the Gilbert family until the Great Depression. The City of Ypsilanti gained possession of the house after the death of Major Gilbert. It became a gathering place for young people, a teen canteen in the 1940s and 50s, and then the Boys' and Girls' Clubs.

Through the years, it grew more and more dilapidated and was eventually closed to the public. The City slowed the deterioration of the vacant structure by installing a new roof in the 1970s, but it continued empty and forlorn until two years ago.

Now owned and meticulously restored by Steve and Chris White of Osprey Construction, the mansion has been divided into seven unique, lovely apartments, several of which are open for Home Tour.

Up the massive walnut stairway, on the second floor, is the home of Peg Dufresne and Rick Katon - an airy, bright space with a very special sleeping room in the front tower above the entryway.

Across the hall, in the apartment of Shawn Jackson, we find more oak floors, large windows and a wonderful drafting studio incorporated into the grand west tower.

Other apartments, unfurnished, will also be open for viewing, as available, on the day of the Tour.

This gracious and historic mansion has been named "Outstanding Historic Structure of 1988" by the Ypsilanti Heritage Foundation to honor the enormous and long-awaited restoration effort which returned this treasure to the community. This structure is a monument to Ypsilanti's preservation movement.



The Ypsilanti Heritage Foundation extends sincere thanks to those whose generosity has made possible the printing of this brochure . . .

**Electrical & Fuel Handling Division,
Ford Motor Company**

Don & Betty Randazzo
Restoration & Carpentry • 482-6144

An Anonymous Friend

To the **Archives of the Ypsilanti Historical Museum** for information useful in the preparation of this brochure and to:

Norton's Florist
2900 Washtenaw - 434-0020
whose beautiful arrangements grace the homes of this year's tour.

Design & Graphics by
Janet A. Weber • 487-4939

Photos by
Linda Hummel

TICKET

- 46 East Cross**
- 504 North River**
- 302 Oak**
- 619 East Forest**
- 227 North Grove**

Adults	\$4.00
Senior Citizens	3.00
Children Under 12	2.00