

21st Annual Historic Home Tour
Sunday, August 16, 1998

Ypsilanti
Heritage
Foundation

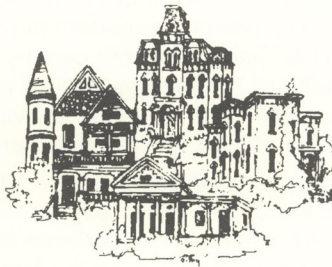
12:00 noon
to 5:00 p.m.

Welcome

to the 21st annual Ypsilanti Historic Home Tour. Since 1977, the Ypsilanti Heritage Foundation has been pleased and proud to present one of our community's most important resources, our wealth of historic architecture. Once again, Ypsilanti residents have graciously agreed to open their doors so that we all may see and appreciate the results of this community's historic preservation efforts. We take this opportunity to thank them.

Four of the five homes on tour this year are located on the West Side. Two of the homes, located in the College Heights neighborhood, were built prior to America's entry into World War II and are representative of the solidly built architecture of that time. The other two homes are located in the Normal Park neighborhood. Built after 1945, they reflect the modern tastes beginning to develop at this time and the growing feeling of confidence and success prevalent in post-World War II America. And on the East Side, we present a quintessential Queen Anne style home, built in the late 19th century, which is one of Ypsilanti's most spectacular "painted ladies."

To complete the tour, we have a special stop: a slide program with before-and-after images that is a testament to the remarkable renaissance historic preservation has brought about in Ypsilanti over the past 21 years. Enjoy the tour!



Ypsilanti Heritage Foundation

Please Note:

- Although the structures are numbered for your convenience in the brochure, you are free to visit them in any order you wish.
- We suggest that tourgoers drive to each area to save time.
- Visitors may be asked to remove shoes.
- As a courtesy to the homeowners, PLEASE: no food or drink, smoking, pets, unsupervised children, strollers, or photography inside the homes.
- The ticket holder expressly assumes all responsibility for any personal injury or property damage occurring while on tour.



1304 Westmoorland Blvd. David and Jan Davis

The houses along Westmoorland, a beautiful, tree-lined boulevard in the Normal Park neighborhood, reflect the modern tastes that were beginning to take form in the second half of the 20th century. The house that Eugene and Eloise Congdon built at 1304 Westmoorland was no exception. Typical of its time, this solidly built, Colonial Revival Style home combines a contemporary need for functional space with a warm, "homey" atmosphere.

The Congdons broke ground on Labor Day in 1949 and moved into their new home on March 24, 1950. Eugene Congdon acted as his own contractor, aided by his family's local hardware business. Mrs. Congdon's father shipped lumber to the site from the family-owned lumberyard in Covington, Kentucky. That lumber was used to build the finished details in the house, including the doors, the fireplace mantel in the living room, and the corner cupboard in the dining room. The house cost between \$18,000 and \$20,000 to build.

The Congdons lived in the house for 31 years. Sold in 1981, it was occupied briefly by another couple. David and Jan Davis bought the house in 1983 and have lived here ever since. The interior floorplan of the house has remained unchanged since it was built. Other than decorating changes, the only renovation has been the Congdons' remodeling of the kitchen in cherry wood.

As you tour the Davis house, take note of the many interesting collections found throughout. They include a variety of late 19th and early 20th century oak antiques, early Ypsilanti postcards, Jan's wonderful Depression glass, and David's antique banks and clocks.



2

1206 Westmoorland Blvd. Chris Sorrick and Mary Jo Oke

The attractive brick, Ranch Style home built at 1206 Westmoorland was designed by local architect Ward G. Swarts, who later became well known for his work on the restoration of Colonial Williamsburg, Virginia. Built in 1949 and sited on a spacious, well-landscaped lot, this house exemplifies the confident, successful feeling prevalent in post-World War II America.

Several prominent citizens lived here, including local merchant Ben Kaplan, for whom the house was built. Subsequent residents were Harold Miller, President and General Manager of the United Stove Works in Ypsilanti for thirty years, and Fred Peters, Jr., a founder of the Ypsilanti Dairy, who later helped launch Washtenaw Community College and finished his career as Coordinator of Continuing Education at EMU. Current owners Chris Sorrick and Mary Jo Oke purchased the home in 1991.

Chris and Mary Jo have treated their home with loving care. The distinctive wood trim of the post-World War II modern period has been maintained throughout the house. The fireplace has been renovated, but remains as close to the original style as possible. The crank-out casement windows, with their polished pink granite sills, are unchanged. The bathroom, with its unique tub and tile work, has been updated only to improve lighting and accessibility. Chris and Mary Jo have preserved the period kitchen, with its beautiful ceramic tile, and have replaced their modern electric stove with a wonderful, vintage Magic Chef gas range, which is contemporary to the house.

However, the crowning glory of the home is the couple's extensive collection of Heywood Wakefield furniture from the 1940's and '50's. Now highly collectible, the furniture is the perfect finishing touch to complete this mid-century gem!



3

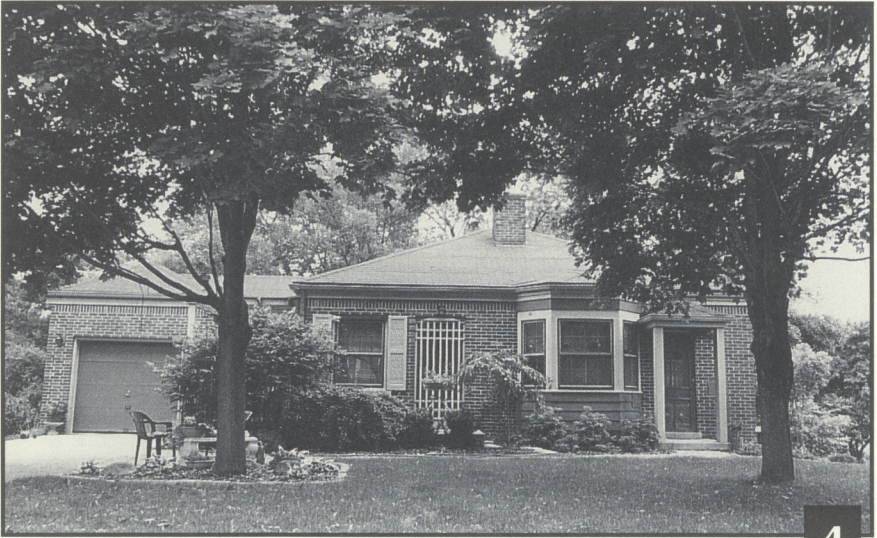
616 Collegewood Drive Fran and Harry PaDelford

Located just west of the Eastern Michigan University campus, in the College Heights neighborhood, this petite Cape Cod Style home was constructed for faculty member Esther Ballew in 1938-39. The College Heights area was once part of Ypsilanti Township and was originally conveyed from the United States to Taylor Stewart, on April 1, 1825.

Miss Ballew had a gazebo constructed on the adjacent lot, and the garage behind the home was built in 1944. Later that year, the home and lots were purchased by Miss Susan B. Hill. In 1970, Fran and Harry PaDelford purchased the property and added a family room to the rear in 1977.

Constructed of brick which has been painted white, the home features a center door and chimney, large, symmetrical bay windows, and a front stoop made from New Hampshire sandstone. Inside, one fireplace is framed in Vermont marble and many beautiful woods have been used throughout the house. All the interior woodwork is painted Southern pine and the floors are red oak. The PaDelfords have rebuilt the kitchen in cherry and the baths in pine, and their family room is paneled and floored in pine and accented by a ceiling-height fireplace built of used brick. Decorated in Early American Style, most of the furniture in the PaDelfords' home was handmade by Harry and is built of walnut, cherry, and maple. Braided rugs and antiques add to the warm, inviting décor.

Outside, the PaDelfords have allowed the garden to remain mostly natural; violets, columbine, buttercups, and lilies of the valley predominate. And some sixty years after it was built, Miss Ballew's charming gazebo is now surrounded by mature pines and spruce trees.



4

519 Fairview Circle Delphine Parker

This delightful little house, a Neoclassical Cottage, features several Colonial details, including the six-over-six windows, the shallow overhang at the eaves, the frieze-like band under the eaves, and the small center entry with a stoop instead of a porch. It was built in 1941 for Chloe M. Todd, by local contractor Merle G. Renton. Chloe, a retired Physical Education teacher, was the daughter of Francis A. and Alice Cheever Todd. The Todds were the owners of the Hay and Todd Manufacturing Company, located at the corner of N. Huron and W. Forest Streets (approximately where the Riverside Lawn and Garden Center is today).

The house has gone through many changes since it was originally built. Through recent renovations, it is clear that at one time Chloe had an apartment in the lower level with a call button to ring for assistance. In 1975, owner Wayne Waters converted the basement garage into a family room and in 1980, owner Steve Van Pelt had the current garage built. Current owner Delphine Parker has spent the past two years conducting extensive renovations, including a new pergola on the side of the house, an enclosed backyard porch, a brick sidewalk in front, and an iron fence.

Delphine's charming home is filled with heirlooms that she has collected during her many moves across the United States. The home's Colonial touches, such as the detailed wood molding, complement her many antiques. An avid gardener, Delphine has also spent a great deal of time and energy designing and maintaining the landscaping and gardens. Although predominantly shade gardens, they feature a wide variety of hostas and provide color throughout the year. Inside and out, this home is sure to please tourgoers and garden lovers alike!



5

313 E. Cross Paul and Jill McMullen

Previous Ypsilanti home tour brochures have described this house, built between 1880 and 1894, as a "quintessential" and "stately" Queen Anne. It is thought that perhaps the present house incorporates an earlier house. Certainly it demonstrates the features of the Queen Anne Style: steeply pitched gables, vertical windows, varied forms of siding, and numerous decorative additions, including bays and porches.

In the early 1980's, Scott and Mary Kaye Riley brought this wonderful house back from condemnation; it had been unoccupied for 18 years before the Rileys reclaimed it. Jonnie Bryant and Mark Namatevs moved in next and were responsible for some further renovations to the house, including its current, spectacular paint scheme. It is currently the home of Paul and Jill McMullen, who are enjoying the life of a young couple with their first home.

Excited to be living in such a historic and beautifully renovated house, the McMullens have arranged their family antiques in the rooms and are continuing to add to their collection from auctions, reproduction catalogues, and antique stores. The McMullens' future plans include a few interior redecorating projects to make the house reflect their own tastes.

As you tour the house, among the many things you will enjoy seeing are the original double entry doors, with a working antique doorbell; the large and inviting remodeled kitchen; the renovated bath up under the eaves; the backyard deck that conveys the charm of a Victorian porch; and the multi-hued exterior paint design that truly makes this one of Ypsilanti's most stunning "painted ladies."

The Ypsilanti Heritage Foundation,

a non-profit organization founded in 1974, is dedicated to the idea that one of Ypsilanti's greatest resources is its wealth of historic architecture. The Foundation seeks to increase public understanding and appreciation of these architectural links with our past, and works to promote the conservation, rehabilitation, and utilization of these important community assets.

Since 1977, the Foundation's Historic Structure Marker Awards Program has recognized more than 120 homes, businesses, and churches in Ypsilanti for their significant historic architecture and continuing, sensitive maintenance. In addition, this year the Foundation provided financial support for the Riverside Arts Academy's summer fine arts program for school-age children. The Academy's 1998 program gave students the opportunity to explore our City's unique 19th Century Historic District through drawing and painting.

The annual Ypsilanti Historic Home Tour is sponsored by the Foundation, and proceeds from the tour fund an annual scholarship, the Marker Awards, and education programs on preservation-related topics. These programs are held throughout the year and are open to the public. The Historic Home Tour is also a lead-in event for the 1998 Ypsilanti Heritage Festival, which will be held on August 21st, 22nd, and 23rd, and a portion of the proceeds from this year's tour will be donated to the Festival.

The Ypsilanti Heritage Foundation extends sincere thanks...

To the Archives of the **Ypsilanti Historical Museum** for information useful in the preparation of this brochure.

To **Norton Durant Florists and Gift Shops**, 2900 Washtenaw, Ypsilanti — 434-0020, for their beautiful arrangements which grace the homes on tour.

To **Huron Valley Printing & Imaging**, 4557 Washtenaw, Ann Arbor — 971-1700, for the printing of this year's Home Tour poster and direct mail piece.

To **Judi Monaghan** for the management of our mailing list.

To **Michael Harper** — 482-6602, for the framing of the commemorative photos.

To **Lisa Mills Walters** for additional editing and proofing.

To the **many artists** who have lent their creativity to our 1998 poster.

And to all of our **volunteer ticket sellers and guides**.

Home Tour Committee:

Peg Du Fresne, Chair; Jonnie Bryant, Kyle Bunton, Julie Fisher, Jennifer Goulet, Scotty James, Rick Katon, Nancie Lopnow, Mary Ann McDonald, Diane Quinn, Barbara Saxton, Penny Schreiber, Grace Sweeney, and Jane Van Bolt.

Ticket Sales: Eric Walters and Lisa Mills Walters

Research: Barry LaRue

Design and Art Production for the brochure, poster, direct mail piece, and ad by **Carolyn McKeever** — 483-4256 **Diane Brown** — (517) 592-8708

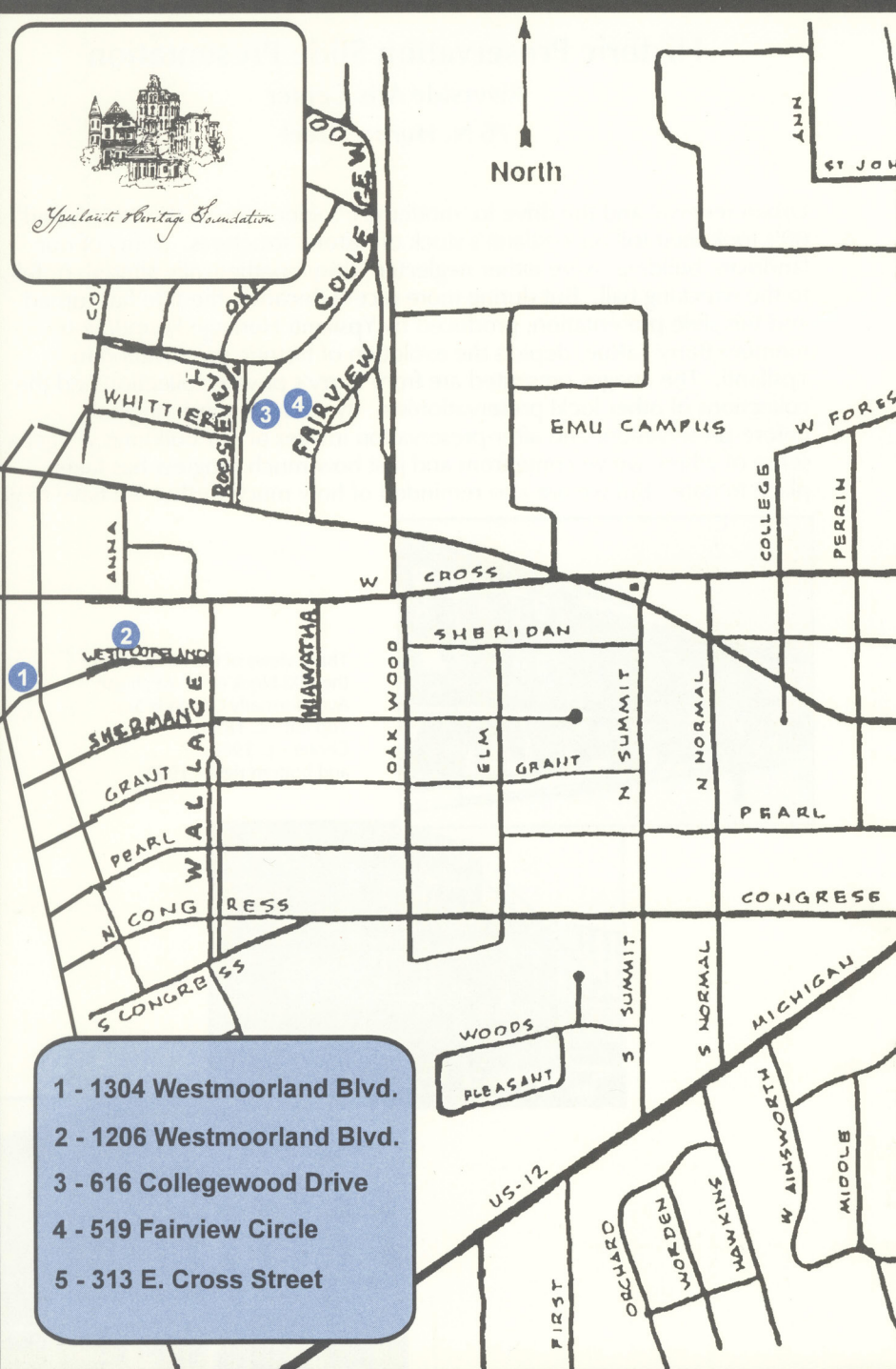
Photography by **Rick Katon**

Brochure Printing by **McNaughton & Gunn, Inc.** — 429-5411



Spilant's Heritage Foundation

North



- 1 - 1304 Westmoorland Blvd.
- 2 - 1206 Westmoorland Blvd.
- 3 - 616 Collegewood Drive
- 4 - 519 Fairview Circle
- 5 - 313 E. Cross Street



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Historic Preservation Slide Presentation

Riverside Arts Center

76 N. Huron Street

Urban renewal and the drive to "modernize" older cities in the 1950's and 60's took their toll on Ypsilanti's stock of historic structures. Many of our landmark buildings were either neglected, unsympathetically altered, or fell to the wrecking ball. But during more recent decades, the tide has turned and this slide presentation, produced by Ypsilanti Heritage Foundation member Barry LaRue, depicts the evolution of historic preservation in Ypsilanti. The images presented are from Barry's private collection and the collections of other local preservationists. By studying these original, before-preservation, and after-preservation images of our buildings we get a sense of where we've come from and just how much progress has taken place to date. But we are also reminded of how much further we have to go.



Three views of the north side of the 100 block of W. Michigan Ave. (formerly Congress St.):
Top left - c. 1890,
Center - c. 1980,
and bottom right - 1997.



The Ypsilanti Heritage Foundation and the Home Tour Committee would like to thank our corporate underwriters, sponsors, and patrons whose generosity and support make this tour possible.

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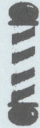
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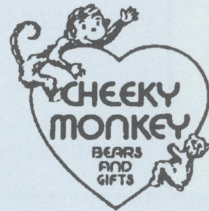
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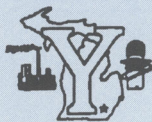
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1998

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- 2 - 1206 Westmoorland Blvd.
- 3 - 616 Collegewood Drive
- 4 - 519 Fairview Circle
- 5 - 313 E. Cross Street

Ticket Prices:
\$10.00 Day of Tour
\$ 8.00 In Advance

