A black and white photograph of a two-story house with a prominent front porch. The porch has decorative columns and a railing. An American flag is flying from the porch. A rocking chair is on the porch. The house is surrounded by trees and foliage.

The Ypsilanti
Heritage Foundation's
25th Annual
Historic

Home Tour

Sunday, August 18, 2002 • Noon-5 p.m.

25th Annual
Historic Home Tour

- 1. 518 Fairview Circle
- 2. 1307 Westmoorland Drive
- 3. 35 South Summit Street
- 4. 126 West Michigan Avenue
- 5. 210 West Cross Street
- 6. 402 East Cross Street
- 7. 302 Oak Street

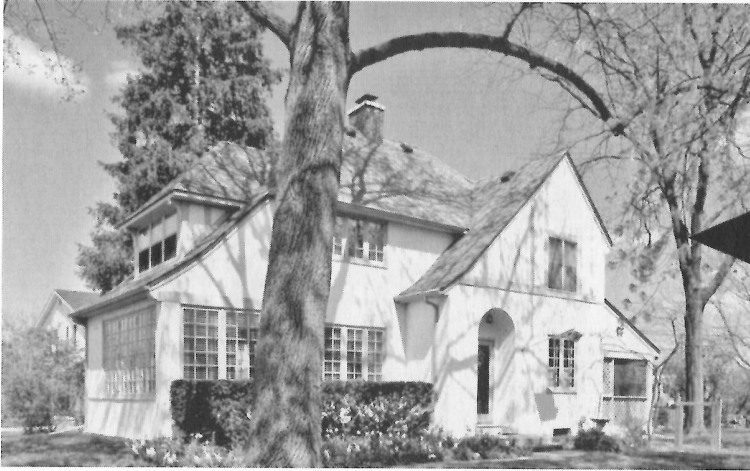
Welcome

to the 25th 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. This year's tour features seven historic properties located throughout the city. Enjoy the tour!

Although the structures are numbered for your convenience in the brochure, you are free to visit them in any order you wish.

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.



518 Fairview Circle

Linda Palka

The 1925 Period Tudor at 518 Fairview Circle may have been the first house on the street. It is situated sideways on its lot—a very English way of placing a house. The main door doesn't face the street and entering the house feels like coming through a garden. The garage and driveway at the back are accessed off Oakwood Street. Looking fresh and sparkling in its coat of white paint, this delightful cottage-style house shows itself off without parked cars cluttering the view.

Linda Palka bought the house in 1997. Young and motivated, Palka has transformed the house inside and out. She started on the exterior with a new roof and gutters, and she repainted the house herself. Next she hired a plumber to replace toilets, fixtures, the water heater, the garbage disposal, and basement pipes. An electrician upgraded the circuits, installed additional plugs, and wired the garage. In summer 1998 she set to work on a two-level backyard deck, complete with arbor. In 1999 she painted and carpeted inside, replaced light fixtures, and planted lots of flower bulbs.

Palka's biggest project took place in summer 2000. With the help of her dad, she gutted the kitchen, opening up a wall between it and the dining room. The result is a spacious, light-filled room. Doors were removed from the sunroom off the living room, creating another expansive and airy space. The house's three bathrooms have been renovated—Palka did the tiling herself.

Linda Palka's energy is matched by her creativity. Her home is comfortable and warm, distinctly her personal space. Shaker-style furniture, framed quilt pieces, and her own hand-woven baskets are all around. The flowers and plantings in the yard are delightful. Tourgoers are going to love seeing this wonderful old-new place.

2



1307 Westmoorland Drive

Kevin and Andrea Webber

This delightful Cape Cod house in the Normal Park neighborhood is the work of two well-known Ypsilanti architects: Wart Swarts, who designed the house in 1939, and Zack Gerganoff, who designed an addition in 1967 that created a new kitchen and a garage. The blueprints will be on display during the tour for those visitors intrigued to see how it all began.

Bancroft Brien, who commissioned the house, lived in it with his family for fifty-two years. Long-time residents of Ypsilanti still remember the shoe store on Michigan Avenue that Mr. Brien owned and operated for many years.

Two subsequent owners lived in the house for a total of only six years. Now, the Webbers, just the fourth owners in sixty-three years, are lovingly caring for the house.

The windows, woodwork, hardware, and several light fixtures are all original. The red oak floors are also original, except in the office where newly laid flooring was selected to match that in the rest of the house. Beautiful wormy chestnut, now next to impossible to find, panels the small, inviting library.

Much-loved antiques, attractive accessories, and bright, cheerful art greet the eye at every turn.

Winter evenings in this charming home must be quite wonderful, with two working fireplaces warming the living room and the kitchen.

Tourgoers will enjoy the lovely front yard, landscaped just last year, and the backyard with its greenhouse, fireplace, and stone terrace.



35 South Summit Street

Eric and Karen Maurer

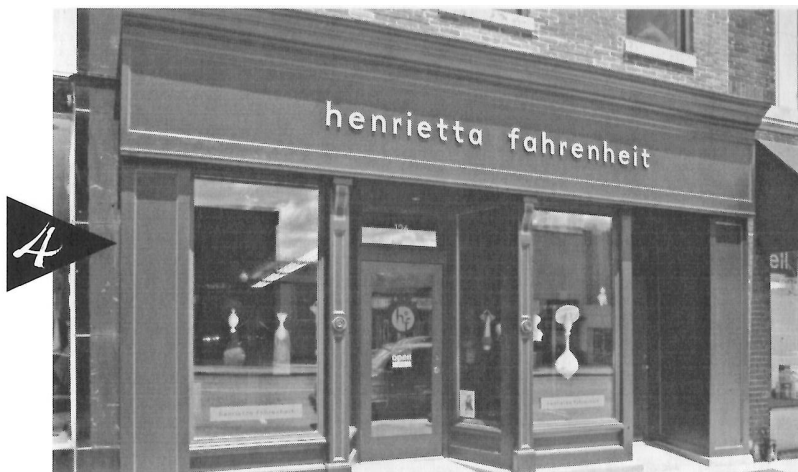
This diva of a house has had a long and eclectic life, beginning as a Gothic Revival sometime in the mid-nineteenth century and ending up as a Queen Anne. "It's a sampler, quite wonderful, an architectural history lesson by itself," said Heritage Foundation board member Jane Bird Schmiedeke in a 1986 *Ann Arbor News* article.

From a modest frame structure built perhaps as early as 1842, the house evolved until the 1890s, when it began to look like it does today.

By 1859 several additions to the house had resulted in steeply pitched gables on all four of its sides. Walter Beach bought the house in 1865 to live in with his wife and their expanding family (they eventually had eight children). Beach soon embellished the house, adding a long veranda with a porte-cochere at the south end, a prominent tower in the northwest corner, and elaborate wooden gingerbread. These alterations represented important nineteenth-century status symbols. The popular Queen Anne style had peaked and was already in decline by 1893 when Beach sold his highly fashionable house.

The house has had too many owners to list here. Between 1856 and 1910, for example, the land changed hands more than twenty times. A 1936 photo shows a boarded up house left to rot. It was eventually repaired and lived on as an apartment house and recently as an EMU fraternity.

Today the gods are smiling on this venerable beauty. Owners Eric and Karen Maurer are living in the house with their four children and restoring it as a single-family home (Eric's dad lives with them in an apartment on the north side). The house is a work in progress and tourgoers will relish their chance to see what the progress the Maurers have done to restore their home to its nineteenth-century glory.



126 West Michigan Avenue

Joseph D. Lawrence

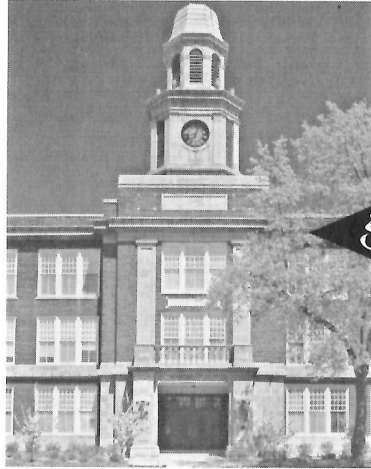
Located in the heart of downtown Ypsilanti, 126 West Michigan Avenue has been in Joseph Lawrence's family since 1854. According to historical records, this three-story High Victorian commercial building was constructed by Walter B. Hewitt sometime between 1836 and 1854 as part of what was called the W. B. Hewitt Brick Block, which included 126, 128, and 130 West Michigan Avenue.

Lawrence's tenant, Jennifer Albaum, proprietor of the newly opened women's fashion and gift store Henrietta Fahrenheit, has restored the main floor of the building. The storefront had been unoccupied for a decade—before that it had been home to an optometrist's office for twenty years, a wig shop, a restaurant, and women's clothing stores. Albaum removed the examination rooms in the back of the building and the counters in the reception area in front. The original tin ceiling was reasonably intact above a couple of drop acoustic-tile ceilings. After replacing some missing tin tiles and scraping off the glue that bonded the tin to the first layer of acoustic tile, Albaum had the ceiling painted silver. Behind three layers of drywall and two layers of wood paneling Albaum found the original plaster walls.

The building's jewel is the newly restored floor. Beneath multiple layers of linoleum and tile lay a lovely maple floor outlined in tulipwood. Joe Lawrence believes the floor had been covered up for more than 100 years.

Jennifer Albaum has enjoyed her experience restoring an old building in downtown Ypsilanti. "It's really a matter of discovering the gems and polishing them off," she says.

210 West Cross Street
*Cross Street
Village*



Cross Street Village, formerly Old Ypsilanti High School, was designed by Ypsilanti architect R. S. Gerganoff. The neoclassical building was constructed in three stages. The 1917 three-story southwest wing is a tapestry-brick classroom building. The southeast wing, added in 1929, includes a central entry with a clock tower; its classroom wing closely matches the style of the 1917 structure, creating the appearance of a single building. The simple Art Deco-style two-story 1950s northwest wing, built to house industrial arts classrooms, features steel, factory-style windows.

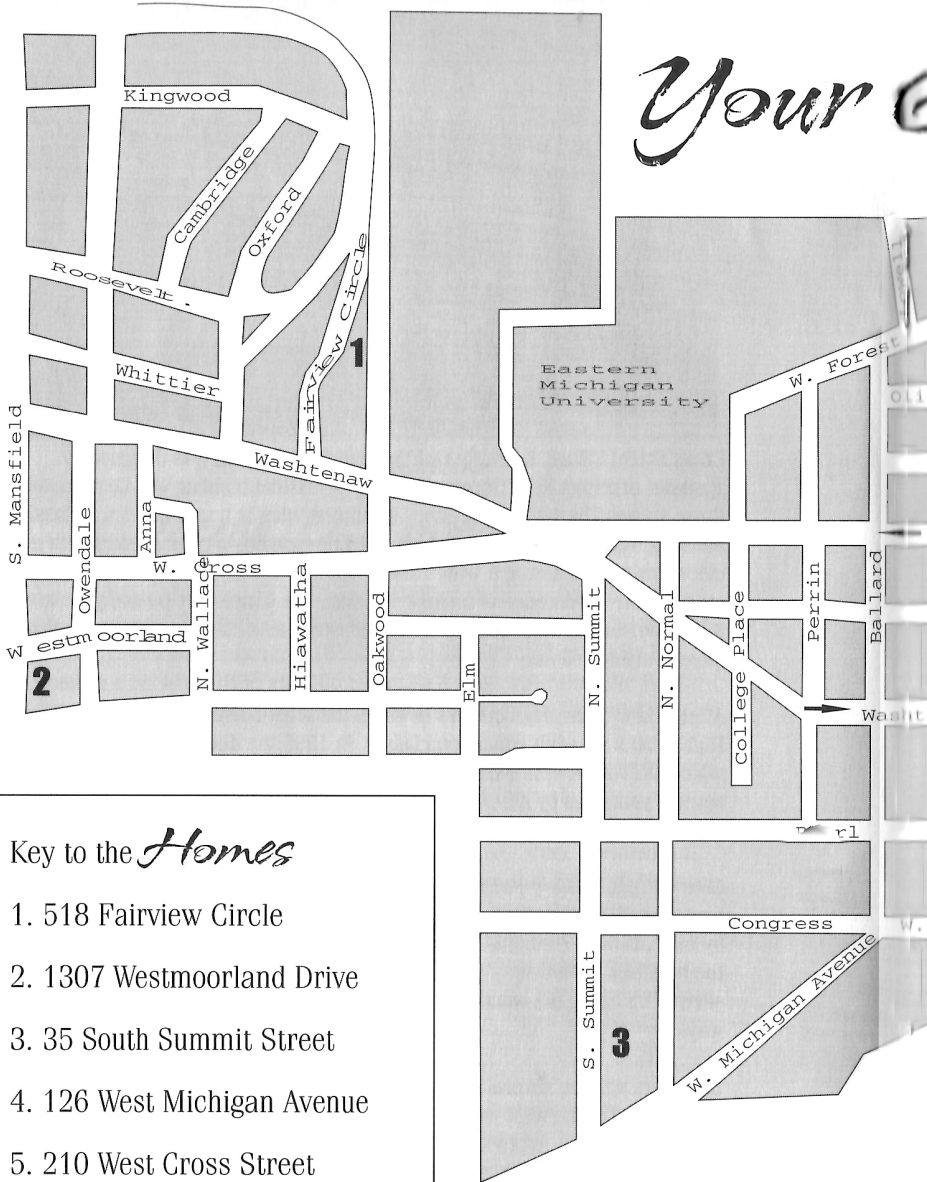
After a new high school opened in 1972, the school district used Old Ypsilanti High School for adult education classes. In 1995 the district closed the building, which sat vacant until a collaborative community process led to its purchase several years ago by American Community Builders for conversion to moderate-income housing for senior citizens.

Cross Street Village's 104 apartments, which include eighteen different floor plans created by Ypsilanti restoration architect Elisabeth Knibbe, are occupied by many retired Ypsilantians (a quarter of the residents attended high school in the building). As much as possible, original details of the building have been preserved, including the wonderful Pewabic tiles in the beautifully furnished hallways.

Tourgoers will see several apartments today, including Martha Walton's on the second floor of the west wing. A long-time city resident, Walton collects antiques and old postcards. Another dyed-in-the-wool Ypsilantian, Lou Bunting, displays her generations of family photos (including some that predate the Civil War) on the walls of her corner third-floor apartment in the east wing.

The superb restoration/adaptation of the Old Ypsilanti High School is a terrific example of how small communities can work together to preserve their public landmark buildings. The Ypsilanti Public Schools, City Council, Historic District Commission, and city administration worked along with local volunteers from many organizations to save this architecturally and historically important building in the heart of Michigan's second-largest historic district.

Your



- Key to the *Homes*
1. 518 Fairview Circle
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Guide to the Homes





402 East Cross Street

Mark and Julie Fisher

Built about 1859 as a single-family residence, the Italianate home at 402 East Cross was converted to a duplex in 1937 and purchased by the affluent McHenry family to serve as their summer home. They also owned a farm on Whitaker Road that was purchased by the government and is now the site of the Ypsilanti post office. Mr. McHenry and his eldest daughter, Marie Isabelle, had a thriving law practice and winter residence in Grosse Pointe. However, they are probably more well known for the McHenry family slayings committed by younger daughter Ruth on September 30, 1937. After the tragedy Mr. McHenry returned to the Detroit area, and the duplex fell into disrepair while occupied by a series of tenants.

In 1994 Mark and Julie Fisher purchased the duplex. They have lovingly restored it to a single-family home, doing much of the work themselves. Because of a high level of abuse and neglect, the Fishers had to do extensive renovations to the exterior structural timbers, the interior walls, and the support beams. To join the two halves of the home, they removed one staircase and returned two others to their original locations. A single updated kitchen with a charming nook and French doors replaced the two duplex kitchens. The beautiful arched firebox in the front room is one of three fireplaces thoughtfully made to appear original. To add continuity to the redesigned interior, Mark and his father built several pieces of furniture along with the dining room bookshelves.

The Fishers' attention to detail, from the restoration of the gingerbread at the roofline to their personal collection of family photos to their daughter's outdoor playhouse, has shown that with hard work and helpful neighbors a former eyesore can be restored to a lovely neighborhood gem.



302 Oak Street

Kim Clarke and Barry LaRue

This Italianate house at 302 Oak Street was built around 1858 as a simple one-and-a-half-story farmhouse. Depot Town saloonkeeper George Cady and his wife, Emma, were the first owners of record. By 1880 the house had been transformed to an Italianate. The second-floor ceilings were raised to their current height of eleven feet; additions included a bay window on the first floor, eave brackets, and front and side porches.

The home's first indoor toilets came in 1889 with the introduction of Ypsilanti's municipal water system. A large carriage barn was erected on the site of the present garage, which was built in 1939.

Jacob Shadley, a worker at the Michigan Ladder Company, purchased the house from the Cadys in 1912. In 1935, salesman Wallace Loeffler bought the home and converted it to apartments. This was a common move by Ypsilanti homeowners facing the economic and housing demands of the Depression and World War II.

Mr. Loeffler's daughter, Doris Trowbridge, sold the house in 1975 and four subsequent owners added their signatures. Apartments were removed, hardwood floors refinished, plaster repaired, gardens planted, and the kitchen enlarged.

Barry LaRue and Kim Clarke bought the house in 2000. They raised the roof over the kitchen and family room to add a second-floor master bedroom suite. They also constructed a two-story back porch by demolishing a neglected mudroom. They have wallpapered several rooms and installed reclaimed historic light fixtures. Artificial siding has been removed from the house's exterior to expose preserved original clapboard.

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Home Tour Committee

co-chairs, Jane Schmiedeke, Penny Schreiber, and Jane Van Bolt

Jan Arps, Jennifer Goulet, Karen L. Jania, Tamara Kutter,
Nancie Loppnow, Megan McCann, and Mary Ann McDonald

About the Foundation

The Ypsilanti Heritage Foundation is a non-profit organization 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 it works to promote the conservation, rehabilitation, and utilization of these important community assets. The Foundation publishes its newsletter, *Heritage News*, six times a year and distributes it free of charge to its membership by mail and to the general public at various locations throughout the City. The Foundation's website is www.yhf.org. Since 1977, the Foundation's Historic Structure Marker Awards Program has recognized more than 140 homes, businesses, churches, and other community buildings in Ypsilanti for significant historic architecture and continuing, sensitive maintenance. The annual Historic Home Tour is sponsored by the Foundation. Proceeds from the tour fund the Marker Awards, community projects, and education programs on preservation-related topics, which are held throughout the year and are open to the public. For more information on the Ypsilanti Heritage Foundation or to find out about becoming a member, contact Henry Prebys, president, at (734) 487-0595.



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