

PRE-TOUR
EVENT
Sunday 11 am
Cultivate
Coffee & Tap House
307 N. River Street

39TH ANNUAL



Historic
• ARCHITECTURAL •
HOME TOUR

SUNDAY, JUNE 26, 2016
NOON-5 P.M.

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Welcome to the 39th Annual Ypsilanti Historic Home Tour. Since 1977, the Ypsilanti Heritage Foundation has been pleased and proud to present one of the community's most important resources, its wealth of historic architecture. This year's homeowners and business owners have graciously agreed to open their doors so that we all may see and appreciate the results of historic preservation efforts in the Ypsilanti area. We take this opportunity to thank them. 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.



ABOUT THE *Foundation*

The Ypsilanti Heritage Foundation is a nonprofit 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 works to promote the conservation,

- rehabilitation, and utilization of these important community assets. The Foundation publishes its newsletter, *Heritage News*, several times a year and distributes it free of charge to its membership by mail. The

Foundation's Web site is www.yhf.org, and can be found on Facebook.

Since 1977, the Foundation's Historic Structure Marker Awards Program has recognized more than 150 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 go to our website www.yhf.org, or follow us on facebook.



307 North River Street • Mid Century Commercial

Cultivate Coffee & Tap House

Bekah Wallace

Cultivate Coffee and Tap House opened in September 2015. The building at 307 N. River was previously Ted's Auto & Electric, a Depot Town staple. The original structure was built by Ted's brother-in-law, and much of it was maintained in the conversion to Cultivate.

The original bay doors are part of the charm of this community space and pay respect to the longstanding family business. Ten months were spent renovating the space, and Cultivate, a non-profit, is proud to be in Depot Town. Through craft coffee and craft beer, they desire to create community space and ultimately to end hunger. They partner with local organizations such as Food Gatherers, Growing Hope, and Ypsilanti Meals on Wheels and, internationally, Food4Farmers towards this goal.

PRE-TOUR TALK
HISTORIC
YPSILANTI
11-11:30am
Cultivate
Coffee & Tap House
307 N. River Street

2



Lynda Hummel

306 North River Street • 19th Century Commercial

Kevin Kretschmer

306 North River was built c. 1850. It has housed numerous businesses over the years, including the Wolverine Forged Drill Company (1900s), G. H. Scharf Smoke Preventers (early 1900s), and John Percy Blacksmith (also early 1900s). Although there are no records to indicate its original purpose, it was probably associated with 308 - 312 N. River, which housed a firm that made machines used in flour mills. 306 may have contained the powerhouse for the building next door.

When the Kretschmers purchased the building, its upstairs was divided into six offices. They tore down the drywall, removed the dropped ceiling, and rebuilt the one remaining office. The newly exposed beams were stripped and restored. The brick walls had been painted some years ago, and the Kretschmers scrubbed off the paint to expose the original brick. One wall could not be sufficiently cleaned, so it was repainted with lime paint. Lime ordered from Italy was also used for mortar to repair the brick walls.

The upstairs currently houses Digital Marketing, a social impact agency. They work with non-profit organizations, unions, and other progressive companies. Downstairs is the home of Hyperion Coffee, a local coffee roaster.



230 North Grove Street • c. 1868 Italianate

John Stewart

A quiet, shady setting welcomes you to the steps of an impressive and colorful gable-front home laden with architectural views in Ypsilanti's Historic East Side Neighborhood. This house features a high-ceilinged interior, original hooded windows, and lively Italianate decoration on its exterior. It was constructed around 1868 at a cost of about \$2,500 by Stephen Bullock, a bookkeeper who had migrated to Michigan from Rhode Island in the 1830s.

In 1883, a fellow machinist at the Ypsilanti Paper Company, Adam Turnbull, wed Jessie May Allen, whose parents resided one block south at 216 N. Grove. The young couple purchased the 230 North Grove home and lived here the remainder of their lives. A daughter, Lyleth, was born in 1887. Adam Turnbull was appointed superintendent of the city's water works and lighting plant and served in this capacity for many years. He died in 1903, but Jessie and Lyleth continued to live in the house until their deaths in 1941 and 1969. Lyleth worked as a secretary at Eastern Michigan College.

During the 1970s and early 1980s the house fell into considerable disrepair, remaining unoccupied at times. Members of the Ypsilanti Heritage Foundation sought potential buyers who would be willing to undertake its restoration. In 1987 Vincent and Cheryl Zuellig purchased the house and spent the next few years repairing and modernizing it. They added a bathroom upstairs and a sunroom at the back. Thanks to their preservation efforts and those of John Stewart, owner of the house since 1994, this charming Italianate stands proud as an example of thoughtful restoration and consistent stewardship.



John Harrington

316 N. Grove St. - c. 1899 Queen Anne

Hugh Kennedy & Dory Ulanoff

When Hugh Kennedy and Dory Ulanoff viewed this 1896 Queen Anne as a potential home and restoration project, little did they know they would time-travel back and forth decades as each new discovery revealed itself. They are only the third owners of this regal beauty, originally built by travel agent William Cadary for his family; it came complete with maids' quarters and a carriage house to stable their horse-drawn transportation.

During the tenancy of the second owners, the King family, many of the home's best features were covered, and the upstairs was closed off from the downstairs living area and used as bomber barracks during WWII. This is exactly as Hugh and Dory found it, untouched, with three beds to a room and a full kitchen.

Some of the original features of the interior are a coal-burning fireplace with original tile work and mantel, stained glass windows, and leaded glass built-in cabinets. Unfortunately, the cabinet above the fireplace had been removed and sold to a neighbor; original light fixtures were sold to a Depot Town antique store. Faux woodgrain painting on the living room doors remains, as does the beautiful untouched woodwork.

They have taken painstaking care to restore and refurbish, uncovering the original bones of the home while removing siding and four coats of paint from the exterior. And although they have completed many projects throughout the years, they exude a fervor and enthusiasm for projects to come. Hugh is an accomplished artist, and many of his paintings are on display in the home along with his model ships; Dory is a stained glass artist whose mother was an interior designer. These two remarkable people take restoration seriously! Enjoy touring this painted lady's comeback story.



412 High Street - c. 1865 Vernacular Gable Front Cottage

Michele Nilson

This cozy, shade-filled home began its life before 1870 as an unassuming little rectangle, two rooms upstairs and two on the main floor, as you can still see on the west side of the house. It belonged to Caleb Eaton and his wife, Marguerite, about whom we know very little. We can assume they were among the many working class folks who moved to Ypsilanti with little money but hope of doing better through hard work. By 1870, however, Mr. Eaton had died, leaving Marguerite a widow. She was a nurse and continued to live in the house into the twentieth century. During that time she was able to add the little room to the east, allowing a bit more comfort for the series of working class people who owned it after her.

In 2005 it was purchased by Gary Turner, a local builder, who saw the possibilities in taking a somewhat dilapidated house and modernizing it with a feel for the past. He built an addition between the house and the old garage, adding a new kitchen, master bedroom, and pottery workshop. The windows, doors, and siding are all fresh as well. Mr. Turner's mother, Michele Nilson, and sister, Dawn Turner, now live in the home. They display much of Dawn's art, as well as that of other local artists.



John Harrington

323 Maple Street • 1893 Queen Anne

Michael Kozura

This fantastic Queen Anne style house is actually much older than it appears. The original structure dates back to 1866 and was most likely in the popular Italianate style of that time. The current structure was added to the front of the house after it was purchased by Maro M. Reed in 1893.

Reed hired an architect named Van Falkenberg, who was famously known as the man who brought the Queen Anne tower design to Ypsilanti. Van Falkenberg added onto the existing structure with elaborate wraparound porches on the front and side, and various gables with layers of notch-cut shingles, paneled barge boards, and elaborate inset panels in the triangle formed at the peak of the gable (but no towers). Distinctive turned posts are separated by Victorian turned spindle fretwork on all the porches. Reed sold the home in 1936 to Mr. and Mrs. Robert Lathers. Their daughter and son-in-law, Robert and Darlene Weir, lived with and cared for the Lathers until their death, at which time the Weirs inherited the house.

The Weirs lived in the house until 2002, when Chloe Duke purchased it. Chloe began doing extensive restoration to the exterior and interior. The house was all white when she purchased it. Her husband now lives in the home with their daughter, and he is continuing the restoration she began. His current projects include repainting the house, repairing the porches, maintaining the gardens, and working on the various projects an old home requires.

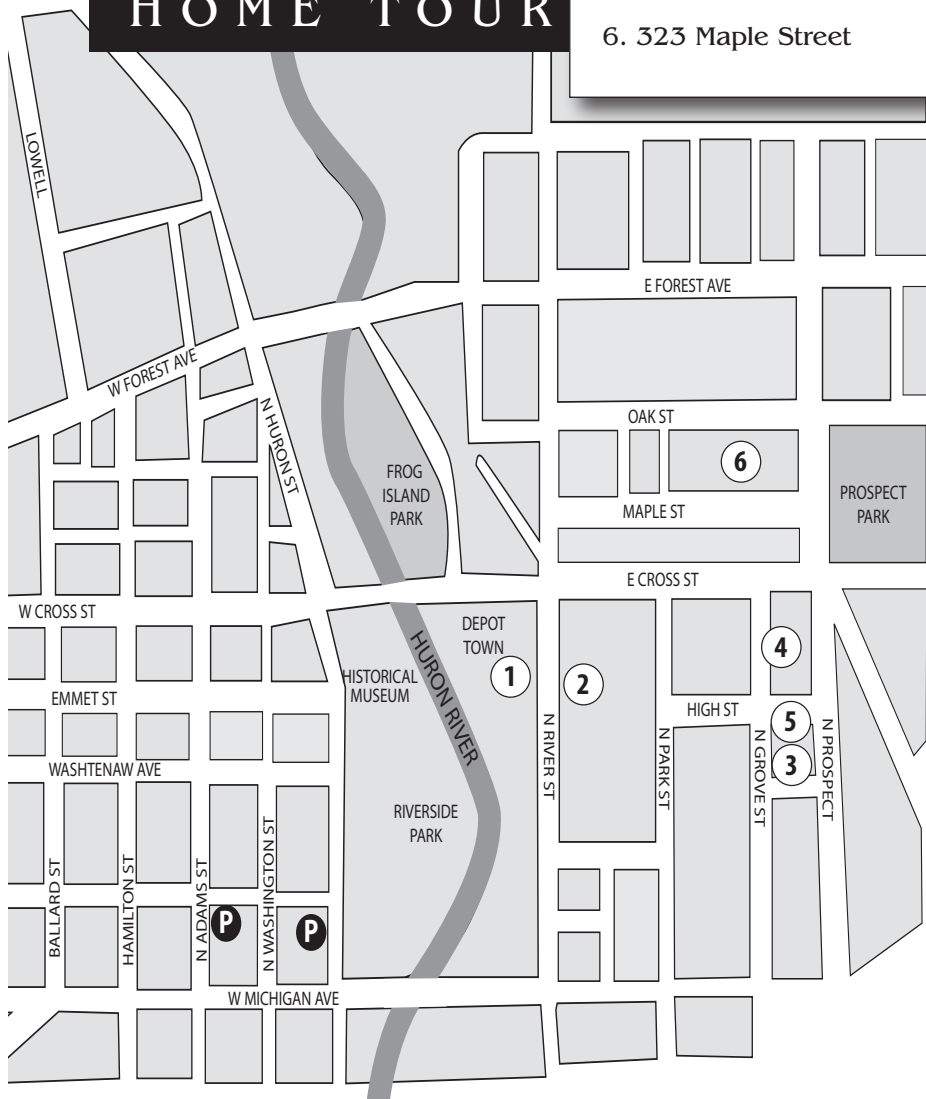
39th Annual
Ypsilanti Heritage Foundation

Historic

HOME TOUR

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3. 230 N. Grove Street
4. 316 N. Grove Street
5. 412 High Street
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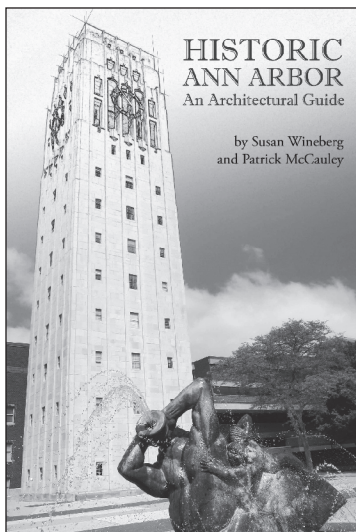
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- ≈ Norton's Flowers & Gifts for their stunning and unique floral arrangements for the homes on today's tour
- ≈ All of the homeowners, volunteer guides, and ticket sellers
- ≈ Lisa Walters, for editing the home tour booklet
- ≈ Lynda Hummel, for her outstanding photography
- ≈ Pattie Harrington, for her terrific design of the home tour booklet and poster
- ≈ Jan Arps-Prundeanu and Lynda Hummel for recruiting sponsors for the home tour booklet
- ≈ Haab's Restaurant, Salt City Antiques, Cultivate and Materials Unlimited, in downtown Ypsilanti; Nelson Amos Studio, in Depot Town; Norton's Flowers and Gifts, on Washtenaw Avenue; and Downtown Home and Garden, in Ann Arbor, for selling tickets before the day of the tour

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- ❑ 3. 230 North Grove Street
- ❑ 4. 316 North Grove Street
- ❑ 5. 412 High Street
- ❑ 6. 323 Maple Street



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