



40TH ANNUAL



*Historic*

• ARCHITECTURAL •

HOME TOUR

SUNDAY, JUNE 25, 2017

NOON-5 P.M.

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*Welcome* to the 40th 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](http://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](http://www.yhf.org), or follow us on facebook.

# 2017 Historic Home Tour

## Featuring Homes of Local Architect

# Ward Swarts

**W**ard G. Swarts, local architect, designed over fifty residential houses in southeast Michigan from 1939 to 1959. At least forty of these houses were built in Ypsilanti, and nine were built in Ann Arbor. Many of his house designs produced contemporary buildings with a traditional and symmetrical approach. Many of his floor plans were traditional as well (center hall plans, etc.).

Ward Swarts was born in Auburn, Indiana, in 1906. He began his college career as a pre-med student at DePauw University but soon discovered his love for architecture. Ward and his wife, LaRae, moved to Ann Arbor, Michigan, and began attending classes at the College of Architecture and Design at the University of Michigan. In 1935 he received his degree from the University of Michigan. Upon passing the board examination, Ward and LaRae moved to Ypsilanti, where Ward set up an independent practice. His first house was actually designed with colleague Houston Colvin and was created for a family friend while he was still at the College of Architecture and Design at the University of Michigan.

He designed houses and public buildings predominantly in the Ann Arbor/Ypsilanti area until 1956, when he formed a partnership with Gwen Morhous. Together, they operated under the name of Swarts and Morhous until 1958.

Local public buildings designed by Ward Swarts include the Ypsilanti Board of Commerce, the Dr. Harris Medical Building, Trinity Baptist Church, and the Ypsilanti Police Station. In 1959, Swarts left Michigan and his architectural practice behind to accept the position of Director of Architectural Projects at Colonial Williamsburg. Here he served in this capacity from 1960 until 1971.

Ward and LaRae returned home to Ypsilanti, Michigan, in 1973 after a fourteen-year absence. This marked a new beginning for once more serving their local community. LaRae served as the Museum Director at the Ypsilanti Historical Society for four years, and both Ward and LaRae served on the Board of Directors of the Ypsilanti Historical Society. In this capacity, Ward spent countless hours providing architectural advice to local historic home owners. As a restoration architect, he was also involved in the creation of the Ypsilanti Historic District in 1973.

In 1977, Ward and LaRae Swarts moved back to Reston, Virginia to finish out their retirement in a warmer climate and live close their daughter, Susan. Ward passed away in 1979.

Excerpts from Michael Newberry's article in The Gleanings - Spring 2010  
(Michael Newberry graduated with a master's degree in  
Historic Preservation from Eastern Michigan University).





John Harrington

303 North Huron Street

## *Towner House*

### This year's recipient of Home Tour proceeds

The Towner House was built by Marcus Lane in 1837 in a vernacular Greek Revival style. It is a post-and-beam construction with most of the original beams still intact, and it stands on its original stone foundation.

The Ypsilanti Heritage Foundation was formed to save the Towner House from demolition. A lease agreement was created in 1975 between the church and the foundation. After continuing to be a private residence, it became a children's museum in 1982. The museum ceased to exist in 1990, and the house fell into disrepair. By 1999, a consent agreement was reached between the City and the church, calling for removal of all the additions in the back to the original structure and installation of a new roof. The Towner House LLC was formed as a nonprofit entity to maintain and repair the building. In 2014 the Towner House Foundation, with the generous support of the Ypsilanti Heritage Foundation, purchased the house from the church, allowing for interior restoration to take place.

The house's exterior is mostly restored; the interior is a shell and in need of restoration. Continuing with Phase I of the restoration, recommended by the EMU Preservation students and the structural engineer, the house needs to be stabilized. This summer the current floor in the basement will be removed and the earthen floor leveled. A new basement floor will be poured with reinforced pads to handle support pillars for the sagging main beams. Once the beams are stabilized then we can proceed with the next phases of the restoration. We are also replacing many of the floor trusses between the first and second floors that have been compromised or rotted over the years.

Funding for the Towner House is solely by donations and various fund-raising activities.



212 North Mansfield

*Carl Schier and Sylvia Bethea*

212 N. Mansfield is the residence of Carl Schier and Sylvia Bethea, who purchased the home in 2005.

When contacted by the Heritage Foundation for this year's Home Tour, they were contemplating a major kitchen renovation and, in fact, were missing the floor that had already been removed! Working with local designer Kathy Bodary and Abel Thomason of Thomason Brothers Carpentry, they bravely committed to having the work done in time to open the doors of their lovely home on June 25.

This house retains many original features commonly seen in homes designed by Ward Swarts, including colorful vintage tiled bathrooms, built-in bookcases and corner cupboards, and generous storage closets. The beautiful cut stone façade and chimney add a rustic elegance to this classic colonial design.

Built in 1940, this house was commissioned by Dr. Ronald Martin. Records at that time show the address as 402 Mansfield. At some point, the house numbers on Mansfield were changed and it became 212 N. Mansfield, its current address.



Lynda Hummel

1212 Westmoorland

## *Joyce Fraker*

This Ward Swarts home built in 1951 is a combination of simple elegance and livability. The house has had only 3 owners. Being on a boulevard, all brick, with multiple street faces is part of its elegance, as well as having a front entry vestibule and wide halls. Despite a seemingly modest appearance from the street, this house is nearly 2200 square feet and originally included five bedrooms and one and a half baths.

Currently, the main floor has three bedrooms with generous closets and hardwood floors. Mr. Swarts designed the house so that various spaces can be closed off or opened, to add to its versatility. The doors to the bedroom side can be closed off from the shared living space; additionally, the kitchen and dining space can be closed, and the large living room can be closed. The living room boasts a fireplace with an elegant mantel; the bathroom boasts original tile and fixtures with a touch of art deco. The marble threshold into the bathroom and the marble window ledge over the kitchen sink were Mr. Swarts' nod to water damage prevention. There is a front vestibule with a large coat closet; two large hall closets and a bathroom closet were also unusual features in a home built during that time.

The second floor was partially finished when the current owner moved in almost thirty years ago. Putting in a roof window added much needed light, as did removing the two walls that had separated the space into two bedrooms, one with a half bath. The space is now designed as a master suite or efficiency apartment, with a full shower/bath, a kitchenette, and a closet.

The owner is a collector of vintage linens and has used them to decorate throughout the house. She also has an extensive embroidery collection made by her sister. Outside, she has been reducing the lawn and has at least eight different types of ground cover in the yard. With many flowering trees, bushes, and perennials, the yard is very attractive to bees, hummingbirds, and butterflies.

With its low maintenance brick exterior, easy-to-clean hardwood floors, and flexible living spaces, this home has long been a source of enjoyment to its owner.





1306 West Cross Street

## *Charles and Ann Cleary Kettles*

The home of Charles and Ann Cleary Kettles, at 1306 W. Cross, was built in 1952. The Kettleses moved into 1306 from next door, 1310, in 2007. Both homes were designed by Ward Swarts and built by the same person.

1306 W. Cross, a spacious, four-bedroom brick ranch, was first built for Hollet Allison, who owned a clothing store on Michigan Avenue. Allison passed away in the late 1970s, and his wife, Gladys, lived there for many years after his death. Dave Hortin, an attorney and EMU professor, bought the home in the late 1980s. A bachelor with no relatives, Hortin died in 2004, and the Kettleses bought the home a couple of years later. Hortin had made many improvements and upgrades, including replacing all the doors and windows and redoing the bath and kitchen, where he removed the original 1950s metal cabinets.

The home allows plenty of room for gracious living and reflects the Kettleses' varied interests and experiences. Charles Kettles has had a long and impressive military history, and several areas of their home contain numerous artifacts reflecting his career. Tour-goers will be able to examine displays of Mr. Kettles' many medals, documents, and photographs. Of special interest is the Medal of Honor he was awarded by President Obama in 2016, nearly 50 years after his actions while serving as a flight commander during the VietNam War, when he saved the lives of 44 soldiers. His family's involvement in the field of aviation is also well documented.

Ann Kettles has been a prominent citizen of Ypsilanti all of her life, in part as the granddaughter of P. R. Cleary, founder of Cleary College, and daughter of Owen J. Cleary, who served as president of Cleary College and as Michigan Secretary of State from 1953-54. Mrs. Kettles served as the head of Records and Registration/Academic Advising at Eastern Michigan University for many years, and her home reflects these aspects of her life. Many family portraits of both Cleary and Kettles family members adorn the walls.

Tour-goers are sure to enjoy this tasteful and interesting home.



Lynda Hummel

1300 Roosevelt

## *Judy Williston and Elaine Found*

Ward Swarts designed this gracious yet compact colonial revival home for Hugh Adams in 1942. It then consisted of only the rectangle that is now the front portion of the house. The facade offers a central door with balanced windows on either side, typical of the style, and has always been painted white, in keeping with the colonial revival aesthetic. Inside is a traditional floor plan with revival fireplace, a berry box compartment in the basement and, typical of a Swarts design, a hidden jewelry compartment.

Sadly, Hugh Adams had to sell the house soon after, when he left to join the Navy during World War II. It was then purchased by Ypsilanti Savings Bank vice-president Glen Grosbeck and his wife, Irene, who lived in the house until 1978. Since then the owners have been Judy Williston and Elaine Found, both teachers at Eastern Michigan University. They soon saw that they needed a much bigger dining room for entertaining their many friends and students and so built the first addition in 1981. Dick Reinhart provided a very compatible design to include not only the new dining room but also a family room and a fourth bedroom above. The dining room showcases a few of the Found family's Korean articles, collected by Elaine's parents during their fourteen years in that country.

The kitchen was redone in 1987, and in 2002 a studio addition, designed by Ypsilanti architect Denis Schmiedeke, was added to cover a backyard terrace. This addition has proved to be a great space for spending retirement hours for two longtime working women as it overlooks their backyard designed as an English garden with favorite chimney pots, a stoddle, and an armillary sphere brought back from England. The home, displaying Ms. Found's art works and the collected memorabilia of their many travels, is a delightful reflection of two lifetimes.



10 North Washington Street

## *Go! Ice Cream*

### *Rob Hess*

Go! Ice Cream started renovations to its alley store in January 2016, pulling out cheap carpet and drywall from what looked like a typical office space. But underneath, it was anything but! Rob did his best to salvage the original tile floors that he discovered, and he lifted out the drop ceiling to give the space back its original high ceiling. He even covered it with wallpaper to mimic a tin ceiling.

An old insurance map from the early 1900s revealed that the space was once called the "Wine Room," and the giant vault in the building's basement affirms vestiges of its former life as the People's State Bank, which failed during the Great Depression. The Clarke Shoppe, a women's clothing store, also occupied the space for years.

Two old doors that Rob found in the basement provide the foundation for the Go! Ice Cream counter, which Rob built by hand. He found his soda fountain on Craigslist and hauled it to Chicago for repairs so he could serve floats and sodas to customers, along with delicious sundaes and cones. Today, Go! Ice Cream has a retro feel, but everything is as up-to-date as possible, including Rob's innovative new flavors like Sweet Browned Butter and his dairy-free Chocolate Sorbet.

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Ypsilanti Heritage  
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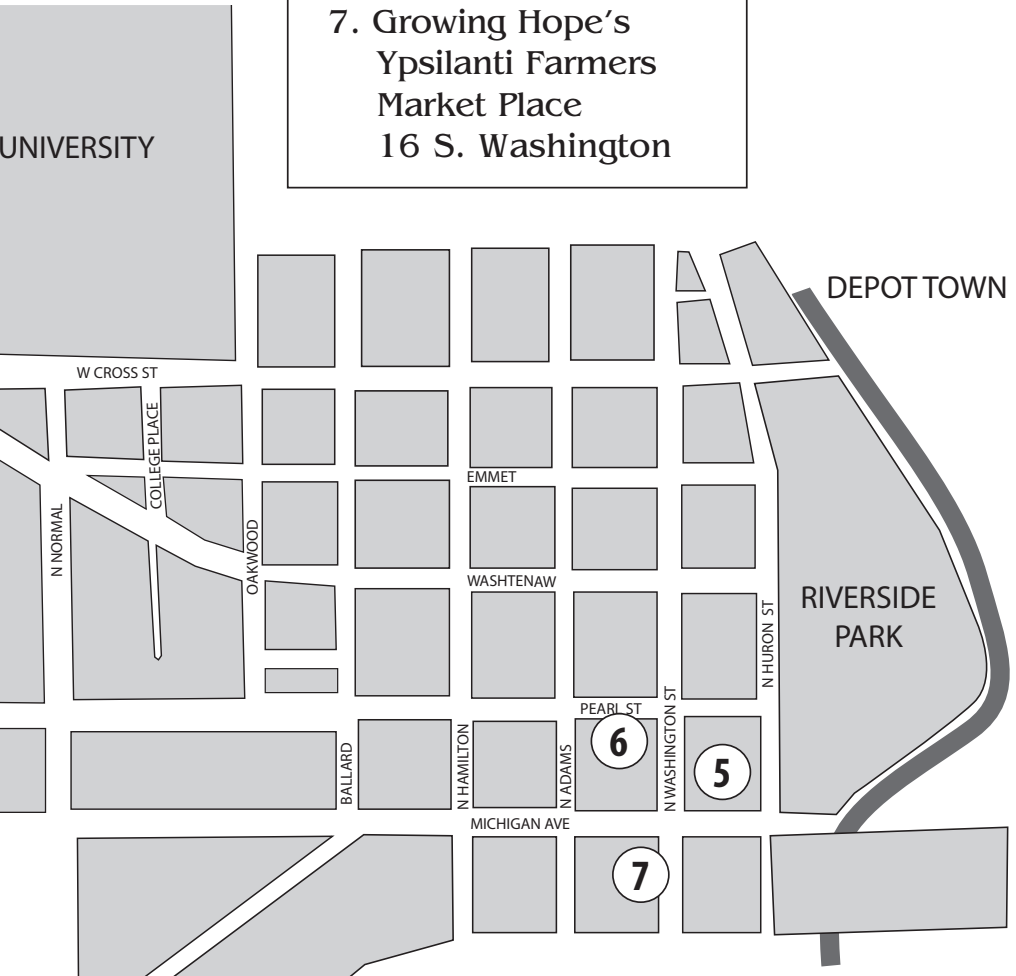
ARCHITECTURAL

HOME TOUR





1. 212 N. Mansfield
2. 1212 Westmoorland
3. 1306 W. Cross
4. 1300 Roosevelt
5. Go! Ice Cream  
10 N. Washington
6. Landline  
Creative Labs  
209 Pearl
7. Growing Hope's  
Ypsilanti Farmers  
Market Place  
16 S. Washington





John Harrington

209 Pearl Street

## *Landline Creative Labs*

*Mark Maynard  
and Jesse Kranyak*

The days are long gone when a cornerstone on 209 Pearl Street read “Michigan Bell Telephone 1928,” or, for that matter, when the gentleman’s club DeJa Vu down the street was the Martha Washington Movie Theater. However, the name Landline and a unique light fixture constructed from a telephone pole and glass telephone insulators pays homage to the building’s roots. Landline Creative Labs has emerged after many hours of hard labor from partners Mark Maynard and Jesse Kranyak. The historic building, which housed switching gear and telephone switchboards until at least 1956, when Ypsilanti went with rotary dial phones, is adding new businesses as well as retaining established pillars of the community such as Frank D’s Barbershop.

It served as a boarding house until a fire in September of 2014 left the second story uninhabitable. The two owners spent more than 10 months converting the space into affordable office units for locals working in film, photography, design, illustration, and communications. The owners would like to see a large undeveloped space on the first floor house a restaurant, bar, or combination thereof.

Obtaining tenants for their newly created space has not been a problem. Finding just the right sofa for the lobby after all the construction was complete proved to be another story. After searching numerous ads on Craigslist to no avail, they found the perfect 60s piece from Denmark right around the corner at Salt City Antiques. How’s that for staying local? YHIF salutes the entrepreneurial spirit of Ypsilanti and the developers who are making it happen.



16 S. Washington

## *Growing Hope's Ypsilanti Farmers Market Place*

Growing Hope's Ypsilanti Farmers MarketPlace is a melding of a former drive-through bank (now the YpsiPlanti garden store) and an old warehouse whose functions ranged from a sales floor for Studebakers to housing printing presses for the Huron Press printing company (long gone), a used tire facility, Friends in Deed furniture warehouse, and Hope Dental Clinic. It is the future home of a year-round marketplace and is shaping up to be an impressive addition to Ypsilanti's downtown resurgence. Plans include retail, education, and event space, as well as a licensed kitchen for catering and demonstrations.

The 1930s era barrel-vaulted ceiling warehouse had no entrance from Washington Street since its address was on the other side of the block. But with the aid of clever, innovative contractors, entrances to the outdoor marketplace were created, and with a nod to historic preservation, a rather distressed old garage door with a "people" entrance in the center was saved.

Tour-goers will find the Growing Hope staff extremely warm and welcoming, so don't be shy about asking questions. The YpsiPlanti store will be open during the tour. You may just be enticed to revisit on market days and pick up a frequent shopper card at this downtown hub of activity!

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- ≈ 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, for recruiting sponsors for the home tour booklet
- ≈ Haab's Restaurant, Salt City Antiques, Materials Unlimited, Eyrie, Cultivate Coffee and Tap House, Whittaker Road Aubree's, Norton's Flowers and Gifts, and Downtown Home and Garden, for selling tickets.
- ≈ Ypsilanti Freighthouse, for hosting the Home Tour after-party

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