

Heritage NEWS

JANUARY 2008

General Meeting

Wednesday,
January 23, 2008
at 7:30 p.m.
Ladies' Literary Club
218 N. Washington St. • Ypsilanti

HOW TO INSURE A HISTORIC HOUSE

On Wednesday January 23, 2008, at 7:30 p.m., Cam Innes is going to talk to the Ypsilanti Heritage Foundation about How to Insure a Historic House.

The location for his talk is the historic 1840s Ladies' Literary Club at 218 North Washington Street. Innes, who is forty-two, has worked as an insurance agent for eighteen years. Today he owns two companies, Thayer-Innes Insurance Agency in Ann Arbor, and Freeman Bunting Insurance in Ypsilanti, which he purchased from Jim and Betty Campbell in 2004.

Innes is a Certified Insurance Counselor. An all-around expert on insurance, he specializes in property and casualty/liability insurance. Innes says that many insurance companies prefer to insure new homes. If you own an old house, you won't be getting the



standard "new house" discount.

On January 23, Innes is going to discuss a specific old house and explain how to go about insuring it. He will talk about the limits of insurance and how to make sure you have enough coverage. Innes is bringing hand outs

and he's hoping that everyone arrives with lots of questions for him.

Don't miss this opportunity to clarify the insurance needs of your older home. Please join us on January 23. The public is welcome and, as always, refreshments will be served.

Washtenaw County Offers Michigan Heritage Driving Tours



for printable brochures go to
<http://preservation.ewashtenaw.org/>

Looking to explore historic properties in Washtenaw County? Look no further. The Washtenaw County Department of Planning and Environment along with the assistance of a number of other governmental and local organizations have put together four separate driving tours. These publications have been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. Sponsors and partners of the project are the Michigan Department of History, Arts and

(continued on page 3)

Architectural Pattern Books

By Jane Schmiedeke (from a series of articles published in *The Courier*)

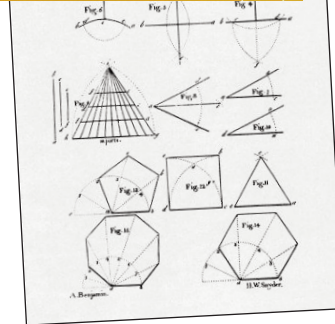
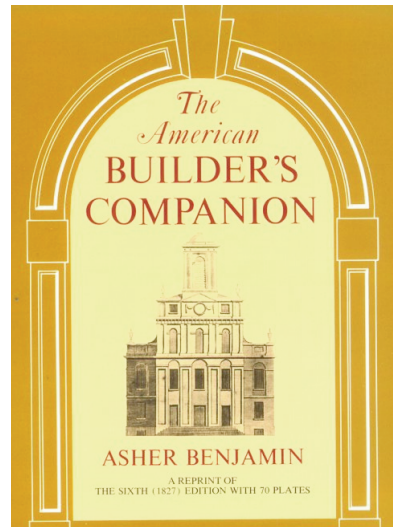
As America expanded westward in the 1800s and construction boomed on the frontier, carpenters were plentiful but architects were rare. The earliest structures were quickly built with easily available materials, such as logs and even sod. Shelter was the issue - architectural style was not a consideration.

But as the early settlements grew and became more permanent, the desire for more substantial and attractive buildings also grew. Architects, easily found in the large cities of the eastern states, remained rare on the frontier. Thus, carpenters working in the expanding territories, however skilled, lacked familiarity with the high style Greek Revivals, Italianates and Gothic Revivals so popular on the east coast. It is conceivable that without the pattern books, the Greek Revival style would not have gained such widespread acceptance.

On this scene appeared what are commonly called pattern books. These books brought to the interior of the nation the sophistication of architectural style and, for skilled builders, useful guidance in creating architectural detail.

Here the carpenter/builder and his client could find elevations and floor plans for houses, churches, schools and public buildings, and copious details of windows, doors, stairways, balustrades, gates and fences, verandas, chimneys, etc. Some books presented hundreds of exterior and interior details drawn to a usefully large scale.

The pattern books were aimed at experienced builders and their potential clients. Most did not provide enough how-to information to enable do-it-yourself laymen to build houses. It is significant that these books deal mainly with style and outward show – the social side of architecture. They do not explain how to lay foundations or shingle roofs. They do not show how to install plumbing, central heating or gas lighting – all important improvements in the 1870s and 1880s – although at

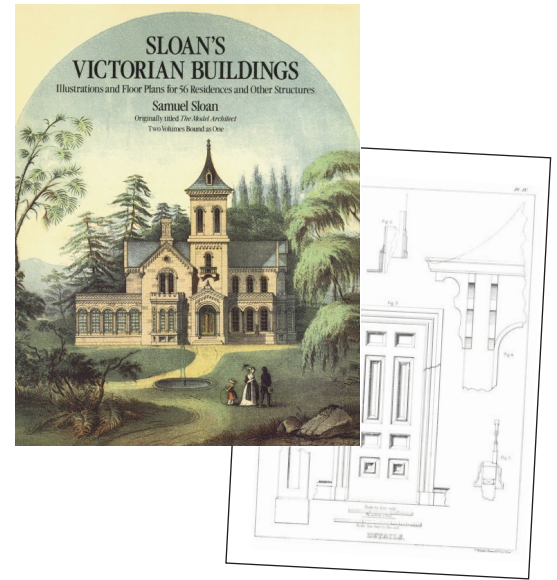


least one included numerous advertisements from suppliers of plumbing, heating and lighting equipment.

The best of the pattern books were prepared by established architects and presented, in exquisite drawings, all the elements of various types of buildings of identifiable styles.

Some well-known architects contributed plans and a number of pattern books were produced by men of some prominence: A. J. Downing was a noted author, Calvert Vaux and Samuel Sloan were successful architects.

Sloan was already a very prominent architect when, in the 1850s, much of his work was compiled and published in two volumes profusely illustrated with line drawings and lithographs. They presented building types ranging from low-cost houses to luxurious mansions. There were many plates of cabinetwork details and construction together with lists of quantities and estimations of cost.



Amos Jackson Bicknell and William Thompkins Comstock were the compilers and publishers of architectural books and periodicals. Bicknell's "Detail, Cottage and Constructive Architecture" appeared in 1873, not a good year for publishers or builders because it was the first year of a long economic depression. Despite that, the book evidently sold well at \$10.00. The American Builder magazine welcomed "this work of Messrs. Bicknell & Co. as the best of its class, and also the cheapest."

Asher Benjamin, born in Connecticut about 1773, received his early training from a local builder. During the first 30 years of his life, he built houses, schools and churches in New England. By 1803 he was living in Boston and was listed in the city directory as a "housewright." In Boston, he built a number of superb houses, churches and other buildings.

But his real contribution to American architecture was his seven handbooks or builder's guides (the first of which was published in 1797) which profoundly influenced the architecture of New England in the early nineteenth century. Benjamin's books were designed specifically for the American builder and in an age which marked the

infancy of the architectural profession, these books served as the only architectural education for carpenter-builders throughout New England. They were somewhat unusual in that they contained basic designs and practical instruction on the construction of elementary structural and geometric forms and were the inspiration for many northern New England houses and churches. They also offered practical guidelines for the untrained architect on how to construct basic geometrical forms in wood.

Benjamin's pattern books and those of other authors were depended upon by rural architects. They allowed a high degree of design competence and stylistic sophistication that might not have otherwise occurred. And Benjamin encouraged a certain freedom of interpretation and common sense among his readers. This pragmatic approach to building contributed to an inventiveness and variety which gave strength and greatness to nineteenth-century American architecture.

By the 1880s, pattern books began to decline. Several architects' and builders' magazines competed with the pattern books. But the pattern book has not vanished from the American scene. Books with views and plans for a variety of house styles are still sold. And home magazines publish views and plans of "dream houses" for their millions of readers. Unlike the early pattern books, today's publications offer blueprints for actual construction.

References

Victorian Architecture: Two pattern books by A.J. Bicknell & W. T. Comstock, published for The Athenaeum Library of Nineteenth Century America by The American Life Foundation & Study Institute, 1978

Sloan's Victorian Buildings: Illustrations and Floor Plans for 56 Residences and Other Structures, printed in the 1850s, reprinted in 1980 by Dover Publications, New York

The American Builder's Companion: A Reprint of the Sixth (1827) Edition by Asher Benjamin, Dover Publications, New York, 1969

Victorian Home Building: A Transcontinental View by E.C. Hussey, published in The Library of Victorian Culture by The American Life Foundation, Watkins Glen, New York, 1976

(continued from page 1)

Libraries, Ann Arbor Area Convention & Visitors Bureau, Saline Area Chamber of Commerce, Saline Area Historical Society,, Washtenaw County Historical Consortium, and the Ypsilanti Area Convention & Visitors Bureau.

The four tours are geared to specific areas of historic interest within Washtenaw County. The driving tours in each brochure are laid out well and describe the highlights of each stop with photos, maps, descriptions and points of interest. The following tours are available for download:

Tour 1 Esek Pray Trail

Learn about early Washtenaw County Settlers

Tour 2 Greek Revival Architecture

North and South Tours

Enjoy an elegant architectural style

Tour 3 Historic Barns

Discover more than just red barns

Tour 4 German Heritage

See beautiful farming landscapes

ESEK PRAY TRAIL
Driving Tour of 18th and 20th Century Settlements and Farms
Washtenaw County, Michigan

THE ESEK PRAY TRAIL
Esek Pray was one of thousands of settlers who emigrated west from New York and New England when the Erie Canal was opened in the early-to-mid nineteenth century. Settlers would take the canal to Buffalo, catch a steamer to Detroit, and continue west over land by wagon.

The story of Esek Pray and his family provides a glimpse into the early settlement period of southeast Michigan. Pray came to Washtenaw County by driving a trail that cut through Sugar and Ann Arbor townships, known today as Plymouth-Ann Arbor Road.

Pray was an integral member of the local community as a public tavern keeper, farmer and justice of the peace. He was also a member of the first State Legislature and participated in the "Produce Convention" of 1836 in Ann Arbor, where it was decided that Michigan would become a state by trading claim to the port of Toledo to Ohio and acquiring the Upper Peninsula in exchange.

The landscape along this trail is filled with historic resources associated with early settlers, including the Pray family. Houses, farms, cemeteries, three schoolhouses, a store, a church, and the nearby village of Clinton all served as a focal point for a community led to Plymouth-Ann Arbor Road.

RESPECT PLEASE
The historic resources depicted herein are private property and are not open to the public. Please respect the owner's privacy and do not trespass. This tour is intended to be enjoyed from the public right-of-way only.

HISTORIC BARN
Driving Tour of 18th and 20th Century Barns
Washtenaw County, Michigan

FARM LIFE IN WASHTENAW COUNTY
Washtenaw County remains critical to southeast Michigan for its blend of urban centers and rural spaces. While the area's agricultural landscape is under threat of irreversible development, certain portions of the county retain their agricultural character and rural feel. Key landmarks are barns, silos, machine sheds, and other outbuilding structures to generations of farming families.

Barns arrived in Michigan in the 1820s and 1830s, largely from New England via New York State. They brought the building tradition of the New England one-story gambrel barn. This building originally provided space for grain processing and storage. It was later modified with a raised stone foundation, permitting animals to live at the basement level with access to the yard. The main level was accessible by an adjacent lot or weather bank.

The traditional family farm, so common from the 19th century to the mid-20th century, is vanishing due to past economic changes and the exponential growth of suburban neighborhoods over the last century. In 1920, Washtenaw County had approximately 4,000 farms. By 2002, only 1,325 farms remained. A few farms today remain in traditional production, but increasingly, a color shift. A new and encouraging development is Community Supported Agriculture (CSA), a cooperative arrangement to support local farmers. For more information, visit www.washtenawcsa.com.

Enjoy these magnificent barns and remember their local history. These are prominent members of our agricultural history.

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GREEK REVIVAL ARCHITECTURE
North Driving Tour of 18th Century
Greek Revival Structures
Washtenaw County, Michigan

AMERICA'S FIRST NATIONAL ARCHITECTURAL STYLE
The Greek Revival style is recognized as America's first national architectural style. Popular between 1825-1860, this style was embraced by a nation driven by fervor for independence at the end of the War of 1812, when the British finally left American soil. Settlers strongly identified with the Greek ideals of democracy. During the early decades of the 19th century, they used Greek names for their new towns and villages, such as Utica, Athens, Ypsilanti, and Blyssus. The Greek Temple became a symbol of independent and American builders adapted elements of the style to the simple houses constructed in the new land.

Characteristics of this style include rectangular buildings with a medium to low-pitched gable roof and often covered with clapboard. Typical Greek Revival buildings may also be constructed of brick, cobblestone, or stone. Elements of this style include a full or broken triangular pediment at the gable ends, a heavy board, corner boards or pilasters, round or square columns, six-sided or double-hung rectangular windows, and elegant door surrounds. For more architectural terms, see the glossary on page 2.

GREEK ARCHITECTURAL ELEMENTS

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GERMAN HERITAGE
Driving Tour of 18th and 20th Century Settlement and Farms
Washtenaw County, Michigan

GERMAN HERITAGE OF WASHTENAW COUNTY
One of Michigan's first and largest German settlements was established in southeast Washtenaw County. German immigrants from Wuerzburg, Westphalia, and other areas formed an independent rural farming society, whose social structure was defined by the common language, heritage and functional needs created by an agricultural livelihood. The settlement formed from the 1830s to World War I, when technological advances and the transportation of the German language at the time led to the assimilation of the German community.

The story of the German settlement provides a glimpse into the early 20th century drive and agricultural history. The German heritage tour features historic German houses, farms, and outbuildings, barns, silos, and roads associated with members of the German community.

GERMAN SETTLEMENT HISTORY
The settlement started in Ann Arbor, but by the second half of the 19th century, the community had expanded south and further west towards Saline and Manchester, with a small group situated north of Ann Arbor. The initial settlers arrived looking for economic opportunity. They conducted tin and glass to pan them, and called for a German pastor, who established churches to provide local points for the community.

Much of the land occupied by the Germans was purchased second hand from pioneering Yankee settlers. These farmers, arriving from the early settlement period, had been driven from their land by high-spending owners. They include the network of roads, buildings in the Greek Revival style, and notable cemeteries.

The mid-19th century was marked by growth and prosperity of the community. Additional Germans arrived in the area, drawn by economic opportunity as well as recruiting efforts by the State of Michigan to populate the west as quickly as possible. Most

WASHTENAW ETHNIC HERITAGE
While immigrants to Washtenaw County were predominantly of English descent, those who had settled in New England, New York, and elsewhere, they began settling in Michigan in large numbers after the Erie Canal opened in 1825.

At the same time as German immigrants, started coming by the 1830s and 1840s, Irish immigrants (1840s and 1850s), and Scandinavian (1850s and 1860s) arrived in the area. These immigrants established the mid-19th century in Saline Township, and again in the late 18th century in the Ypsilanti and Washtenaw areas.

Members lived as self-sufficient farmers, leaving their own farms of brick houses, barns and outbuildings, raised fields with waterfalls, wood lots, and surrounding one-room schoolhouses and churches. Community members traveled to Ann Arbor, Saline, and Manchester to conduct business.

The end of the 19th century and the beginning of the 20th century marked the peak years of the German settlement, and the beginning of its decline. By the end of World War I, most residents adopted the English language, and German culture became a recreational activity rather than a way of life.

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The Ypsilanti Heritage Foundation

Heritage News

c/o Don Randazzo
6101 Hitchingham Road
Ypsilanti, MI 48197

Ypsilanti Heritage Foundation Board Members

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See you at the General Meeting - Wednesday, January 23, 7:30 pm

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Have you visited the YHF website lately? There are new features you may find interesting • www.yhf.org

YHF 2008 CALENDAR

Wednesday, March 26
Garden Program



Wednesday, May 21
Awards Banquet



Sunday, August 17th
Historic Home Tour

***Yes!** I would like to support preservation and become a member of the Ypsilanti Heritage Foundation.*

Please check the appropriate box and return with your check to:

Joe Mattimoe, YHF Treasurer
301 N. Grove, Ypsilanti, MI 48198

- ☐ Students & Seniors \$5
- ☐ Individual \$10
- ☐ Family \$15
- ☐ Contributing \$25
- ☐ Supporting \$50
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Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

e-mail _____

Heritage NEWS

MARCH 2008

General Meeting
Wednesday,
March 26, 2008
at 7:30 p.m.
Ladies' Literary Club
218 N. Washington St. • Ypsilanti



Schloss Pillnitz just east of Dresden

On Wednesday March 26, 2008, at 7:30 p.m., Bonnie Ion, president of the Ann Arbor Garden Club and a trained landscape architect, will speak to the Ypsilanti Heritage Foundation and present a slide show on the Historical Gardens of Eastern Germany. The location is the historic 1840s Ladies' Literary Club at 218 North Washington Street. Ion, who is also president of the Ann Arbor Rhododendron Society, says that public gardens and those surrounding royal palaces in East Germany suffered tremendous neglect during fifty years under

communism. Since the fall of the Berlin wall, the gardens have been under restoration, although the process is very slow and expensive. Ion cites as an example an enormous rose garden that was created in 1900. "People risked their lives to keep it going" during the communist years, says Ion. "One guy even died for the garden, he thought it was so important."

Ion has a master's degree in landscape architecture from the University of Michigan. Her thesis was an analysis of a historical landscape in Seattle. Today she doesn't

HISTORICAL GARDENS



OF EASTERN GERMANY



Gross Sedlitz Baroque Garden outside Heidenau

work as a landscape architect but she does teach history courses for Michigan garden clubs.

Please join us on March 26. The public is welcome and, as always, refreshments will be served. For more information, call Penny Schreiber at (734) 483-5688.

GOthic STYLE BUILDINGS IN YPSILANTI

By Jane Schmiedeke (from a series of articles published in *The Courier*)

The very attractive Gothic style, familiar in its two American versions – Carpenter Gothic and Gothic Revival – became popular in this country in the mid-to-late 19th century.

Buildings constructed in this style are considered to be some of the finest examples of American craftsmanship.

Common to both versions are several characteristic features: tall, narrow, usually pointed windows; steeply pitched roofs, often with several sharply pointed gables; and richly embellished bargeboards in gables and at roof edges.

Picturesque cottages of frame construction, whose characteristic decoration is often whimsical, typify the charming Carpenter Gothic style.

Frequently the exterior was finished in vertical boards and battens. So popular was the Carpenter Gothic style that houses were constructed all across the country by carpenters who invented their own endless variations of the style.

Lester Walker, author of "American Shelter, an Illustrated Encyclopedia of the American Home," described the Carpenter Gothic style as "characterized chiefly by its profusion of decorative sawn details (sometimes called 'gingerbread'). The fact that most of these details were originally designed to be built of stone did not deter American carpenters from interpreting them in wood. Armed with a steam-powered scroll saw and a pattern book that provided floor plans, elevations, framing plans, and sometimes details, a carpenter with a small crew could build a relatively large, elaborate house in a matter of months."

Excellent local examples of the Carpenter Gothic style are the houses at 301 North Grove, 410 North Huron, and 513 N. Adams.

The handsome Gothic Revival style is derived from medieval Gothic church design, with strong vertical emphasis in form and detail and is generally built of masonry (brick or stone) with a slate roof.

"In England," continues author Walker, "the Gothic Revival was blossoming because of craftsmen who had passed



left
301 N. Grove
below
103 North Adams

top right
321 E. Cross
bottom right
601 Emmet

Examples of Gothic Revival



on techniques from generation to generation since the Middle Ages and because architects, too, had become interested."

In this country, also, the style became popular, particularly with people who could afford to build the large, stately

Gothic Revival structures that grace many of America's cities.

Local examples of the Gothic Revival style include the houses at 103 North Adams and 302 West Cross and the rare commercial example at 118 West Michigan.



Examples of Carpenter Gothic



GOTHIC STYLE 1830-1870

FORM: combinations of rectangular shapes, some with multi-sided bay windows.

ROOF: steeply pitched, often with several sharply pointed gables; iron ridge cresting and spires common, along with pendants at cave corners.

WINDOWS: tall and narrow, usually with pointed arches, often crowned with an emphasized hood; richly leaded glass in diamond shaped panes, often colored.

DOORS: frequently paired, with pointed-arched tops or panels.

PORCHES: if present, generally framed with Tudor (shallow pointed) arches and embellished knuckles at the spring line.

TRIM: richly embellished bargeboards (vergeboards) at roof's edge; battlements common on parapets of institutional buildings; often a balustrade on roof edges of porticoes.

CHIMNEYS: often richly ornamental, enhanced by three-dimensional, geometric brickwork, polygonal shafts, and prominent caps.



The Annual
YHF Marker Award
Banquet
will take place
May 21, 2008

Historic House Markers

Nominate a home or building for this special award

The time is coming again for The Heritage Foundation's Marker Award Banquet. It will take place Wednesday, May 21, 2008 at the Ladies' Literary Club. At the banquet, owners of houses that meet certain criteria are recognized for their efforts and Historic Building Markers are awarded in order to publicly identify buildings of special merit.

You can nominate a home or building for this special award.

How about bringing places that you think deserve an award to the attention of the selection committee?

Here are the criteria used by the committee:

- The building is within the boundaries of the City of Ypsilanti.
- The building predates 1950 and has an identifiable architectural style.
- The building is well and appropriately maintained (maybe it has just been rehabilitated).
- The grounds are maintained.
- If it is a rental property, the property has had appropriate maintenance for at least two years.
- The building has been developed sensitively.

The following example gives an idea of what is meant by "appropriate maintenance."

- The siding on the building is what was originally intended or could have been used originally. Vinyl siding on a 19th century building is never appropriate.
- The windows are original or identical to the original in size and configuration.
- Porches, railings and steps are appropriate to the period and style of the building.
- Any additions are compatible.

One-of-a-kind markers are possible in order to recognize the preservation and stabilization of a significant or high-profile building that has had a history of mistreatment. These will be selected after a case-by-case review.

If you would like to nominate a building for a Historic Marker designation send (before April 1, 2008) a very brief description of the building and its address to:

Don Randazzo
Chair, YHF Marker Committee
6101 Hitchingham Road
Ypsilanti, MI 48197
e-mail: drandazzo@provide.net



The Ypsilanti Heritage Foundation

Heritage News

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Michigan in Perspective: The 50th Annual Conference on Local History April 4-5, 2008

McGregor Conference Center
Wayne State University

The Walter P. Reuther Archives of Labor and Urban Affairs, in conjunction with the Department of History, is proud to offer this annual conference. The local history conference enjoys a long history - we are fast approaching our 50th anniversary - and includes premier offerings on topics in Michigan and regional history. Special areas of interest include genealogical research, historic preservation, maritime history, and museumship. The fees for the conference are low, typically less than \$20, to encourage involvement by both scholars and the general public.

Come join us in April for this interesting, lively discussion of local history!

More information on the web...

<http://www.clas.wayne.edu/unit-inner.asp?WebPageID=853>

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- ☐ Supporting \$50
- ☐ Sustaining \$100
- ☐ Lifetime \$1,000

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

e-mail _____

Heritage NEWS



AUG./SEPT. 2008

GOOD NEWS EDITION

The Ypsilanti Heritage Foundation
presents

2008 GOOD NEWS ISSUE
reporting, for our own delight
and that of our Festival visitors,
on some of the improvements
that have occurred in the
Ypsilanti Historic District
over the past year.

It's also our chance to say
Thank You to everyone who cares
for and about Ypsilanti!



Historic Home Tour 2008

**Sunday, August 17
noon - 5pm**

The 31st Annual Historic Home Tour will take place on Sunday, August 17th from noon - 5pm. Advance tickets are on sale in Ypsilanti at Haab's Restaurant, Norton-Durant Florists & Gifts, and Salt City Antiques, and Bowerbird Mongo they are also available in Ann Arbor at Downtown Home & Garden. Tickets are \$10.00 in advance and \$12.00 the day of the tour. On the day of the tour, tickets are available at the Home Tour ticket booth in front of the Historical Museum at 208 North Huron Street from 10 a.m. until 3 pm and Haab's on Michigan Avenue. (see special "Home Tour" insert)

Good News

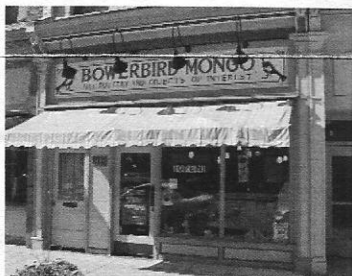
in Ypsilanti

2008 Heritage Foundation Historic Structure Marker award winners

The awards were presented at the annual Marker Banquet on May 21, 2008.



310 Hiawatha



210 W. Michigan



18 S. Normal



1206 Westmorland

Ypsilanti Outbuildings Recognized for Historical Significance

In the back yards and lanes of Ypsilanti is still to be found a fascinating collection of village barns and carriage houses. They contribute to our architectural history and to the historic character of Ypsilanti in a way no other buildings can.

In September of 2007, the Heritage Foundation began a new and ongoing program of awarding Historic Structure markers to those significant buildings.

The village barns and carriage houses that were awarded markers in 2007 are at:



427 Ballard



313 E. Cross



310 N. Grove



316 N. Grove



206 N. Huron



314 Maple



323 Maple



216 S. Huron



169 N. Washington

The 2008 Outbuilding Awards will be announced on September 24th at the Heritage Foundation's general meeting at the Ladies' Literary Club.

2008 Historic Home Tour



109 North Street

Abby Coykendall

This diminutive but vivid purple and orange 1917 craftsman bungalow at 109 North Street is the home of EMU English professor Abby Coykendall.

The house has a recessed front porch; inside are original floors, windows (in abundance), and woodwork. Although just a bit more than 1,200 square feet in size, the house is spacious and very comfortable for one person and a cat. Coykendall makes use of every inch of space. The front room, which was once likely an enclosed porch, is her office and it opens into the living room. The adjacent dining room doubles as a family room. The previous owner chose distinctive paint colors, which Coykendall likes a lot, although she's thinking about deepening the colors in the front room and living room. One of the two upstairs bedrooms has dark purple walls.

Coykendall bought the house in June 2007, coming to Ypsilanti and EMU by way of Tucson, San Francisco, and Buffalo. She describes North Street as "location, location, location," saying that she loves being "a hop, skip, and a jump" from Riverside Park and Depot Town. Coykendall appreciates the easy walk home after meeting her colleagues in the English Department for a drink at the Sidetrack. In nice weather, she bikes to work.

Coykendall has an eclectic collection of furniture and things picked up over the years. Several Rothko reprints are on the walls. "I got almost everything in Buffalo," she says. "Buffalo is filled with old things."

Stepping out the kitchen door into the backyard, tourgoers will see a little porch off to the right. "It is just big enough to fit me, a cat, and a book when it rains," laughs Coykendall.



110 North Street

Christine Neufeld

This vernacular 1890 Queen Anne at 110 North Street is painted in historically accurate shades of green. The details on the front gable of the house clearly suggest that its builder had an awareness of what was fashionable in the late nineteenth century. The bright color scheme and modern version of a steel roof lend the house distinction in the twenty-first century.

Christine Neufeld, a professor in the EMU English department, was living in an Ann Arbor apartment. Her parents were bugging her to buy something but she knew she would never invest in a house unless it was her idea of perfect. Her colleague Abby Coykendall had just bought a house on North Street. "You should check out the house across the street," Coykendall told Neufeld. She arranged to see the house, which was for sale. "It catapulted me into the market," says Neufeld. "It was the perfect house."

Neufeld moved in early last fall and with a few subtle changes has made the house her own. Tourgoers are going to like what she has done. "The front of the house is sedate and sophisticated," she says, "and the back of the house more playful." The only bathroom, which is at the back on the main floor, is hot pink to the max. At first Neufeld was taken aback. But, ever resourceful, she hung a black-patterned shower curtain and painted the floor black. This turned "a Barbie's camper moment into a 1950s Parisian boudoir," Neufeld says. The large, light-filled kitchen is terrific for cooking and entertaining. By painting the lime-green floor black the kitchen was transformed, she says, into an "American version of a French country house kitchen." Just outside the kitchen window are 100-year-old lilac, jasmine, and honeysuckle bushes.

Like her friend across the street, Neufeld is thrilled to be living on North Street in Ypsilanti. "I like the sense of community," she says. "I like living in a nonsuburban way." She recently bought an antique bike to ride to work.

2008 Historic Home Tour



711 Hemphill Street

Mary Potts and Tim Pulice

William Passer, a somewhat mysterious fellow, built this petite charmer in 1926 at what was then the edge of town. Passer then disappeared from city records, leaving the house vacant. It would be almost twenty years before the present neighborhood developed around it. William Reninger, assistant professor at the Normal College (now EMU), rented the house in 1928. It sat vacant after that year until 1935, perhaps due to the Depression. And then, in a ten-year span, the house changed tenants almost every year. In the last sixty years, its most persistent residents were city councilman Bill Nickels and his wife, Karen, who owned the home from 1965 to 1973. The Nickels carried out some of the renovations that you will see, such as the present garage, the backyard pool, the siding, and the rearrangement of the basement stairs. Few other changes had been made until the present owners, Mary Potts and Tim Pulice, added their artistic flair.

The style of the house is Dutch colonial, a popular revival in the early twentieth century. It is characterized by a roofline of four angles, which was so commonly used for barns. The house still has its original windows, with decorative mullions on the top sash. Tourgoers will be viewing only the ground floor today. Mary is a professional photographer and a former artist at Detroit's Pewabic Pottery. She and Tim have decorated with rich colors and her own art and that of her friends. Note the portrait of Tim in the dining room that Mary created with a rubber stamp. She also put her considerable pottery talent to use on the backsplash of the newly renovated kitchen. On display in the dining room is her collection of green pottery by Michigan potter Robar. Daughter Zoë, four, has added her own touches to show that there is room for everyone in this modest but delightful house.



514 Fairview Circle

John Bailey

William and Lena Lewis built this charming period Tudor house in 1932. William worked at Michigan Ladder Company. In the late 1940s Marie Goodnow became the house's second owner. She married Thomas Burns in 1953 and by 1956 was a widow. After her death in 1965, Robert and Rosemary Bailey bought the house. Their son, local attorney John Bailey, purchased it after his mother's death in 1996. "I've lived here my whole life except when I was in college," says Bailey.

The house is very well built, which is typical of pre-World War II construction. Any latter-day Hansel and Gretel would appreciate the delightful exterior brickwork. Dark clinker bricks pop out everywhere. When John and his brother were young they used to climb all over the outside of the house on those bricks. A curved raised-eyebrow dormer over a window on the east front roof eave is a questioning wink at anyone who is coming up the walk to call.

Rosemary Bailey had a wonderful eye, according to her son, and was a collector of many things. In the 1970s she worked at the Treasure Mart in Ann Arbor. She also inherited terrific antique pieces from her Illinois father, "who claimed to be the biggest hog farmer in the country," says John. "I have my mom's whole lifetime collection of everything," he laughs.

Bailey has been restoring the interior of the house, including refinishing door hardware and painting all of the rooms. Several years ago he updated the kitchen. Tourgoers will appreciate the spit and polish he has lavished on this house that he loves so well and they will also enjoy seeing his mother's treasures.

The 31st Annual Historic Home Tour - Sunday, August 17th from noon-5pm

Advance tickets are on sale in Ypsilanti at Haab's Restaurant, Norton-Durant Florists & Gifts, Salt City Antiques, and Bowerbird Mongo they are also available in Ann Arbor at Downtown Home & Garden.

Tickets are \$10.00 in advance and \$12.00 the day of the tour. **On the day of the tour**, tickets are available at the Home Tour ticket booth in front of the Historical Museum at 208 North Huron Street from 10 a.m. until 3 pm and Haab's on Michigan Avenue.

2008 Historic Home Tour



402 South Huron Street

Brynn and Paul Raupagh

Built in 1895 by the Weinmann family, who owned a local drug store, this lovely Queen Anne house has had the good fortune of being rescued by Brynn and Paul Raupagh. The house went into foreclosure in 2005 and two years later the Raupaghs purchased it from the bank. They had not been looking for a home to restore, but liked the idea of bringing it back to life while maintaining its historical integrity.

The Weinmanns put an addition on the rear of the house around 1914 to accommodate an additional family. In recent years, the house was subdivided into apartments. It had been neglected and vandalized by the time the Raupaghs discovered it. They believe the house was once 3,600 square feet; today it is 3,000 square feet.

The Raupaghs, who are experienced builders and remodelers, discovered several more additions and changes to the 1895 structure. But original to the house are oak floors throughout; a stained glass window; the beautiful, large pocket doors; the ceilings; and even some of the light fixtures. The interesting circular window originally opened onto a front porch. This old painted lady is getting a new set of colors. Brynn researched historical colors of the era and is pleased with her choice of hopsack and blonde. Today's tourgoers will note that the house is very much a work-in-progress.

The Raupaghs are hoping that someone who appreciates this historic house will become its next owner.



200 West Michigan Avenue

Scotty James

In 2002 Eric and Karen Maurer transformed empty space above the former Kresge store at the corner of Michigan Avenue and Washington Street into twelve loft apartments. Today tourgoers will see Scotty James's terrific studio apartment with its three tall windows embedded in a brick wall that overlooks Washington Street. Last September James moved from a 5,500-square-foot house in Detroit into this 650-square-foot space that has it all: a nice kitchen, a great bathroom, a brick archway framing the entrance to the main living area, and a surprising amount of room for James's eclectic collection of amazing furniture and stuff. The headboard for his bed was once a choir stall at the Methodist Church in Ann Arbor. His TV lives on a 1950s credenza. He bought an elaborate Moroccan lamp at Bowerbird Mongo. It sits next to his 1860 Huntzinger chair, a prototype for today's recliners. You get the idea. And don't miss the disco ball!



Yes! *I would like to support preservation and become a member of the Ypsilanti Heritage Foundation.*

Please check the appropriate box and return with your check to:

Joe Mattimoe, YHF Treasurer
301 N. Grove, Ypsilanti, MI 48198

☐ Students & Seniors \$5 ☐ Individual \$10 ☐ Family \$15

☐ Contributing \$25 ☐ Supporting \$50

☐ Sustaining \$100 ☐ Lifetime \$1,000

Name _____

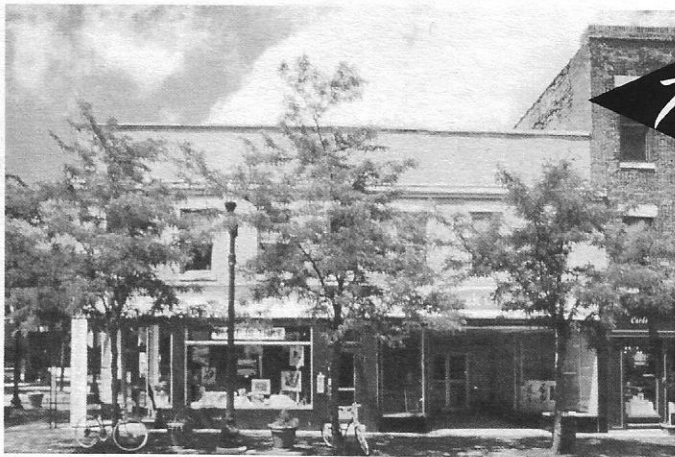
Address _____

City _____ State _____ Zip _____

Phone _____

e-mail _____

2008 Historic Home Tour



128-130 West Michigan Avenue

Laura Ober

Kyle Farr and Luis Ballesteros

Steve Rajewski

The Maurers in the last year have created six loft apartments in a building across the block from the Kresge Building. The 1860s former Hewitt Hall, at 130 and 128 West Michigan Avenue, once had a third floor that housed the first theater in Ypsilanti. Frederick Douglass spoke there three times in the late 1860s. Today the third floor is gone, victim of a long-ago fire. The ground floor is the home of the new What Is That art gallery (be sure to check it out). Tourgoers will be going into three loft apartments; two are 800 square feet and very different from one

another, and the third is surprisingly spacious at 450 square feet. Laura Ober, who teaches English to seventh graders in Belleville, is happily ensconced in one of the larger apartments. Kyle Farr and Luis Ballesteros moved in June into the other 800-square-foot space, which has two bedrooms and an unusual skylight in the living room. Steven Rajewski, a

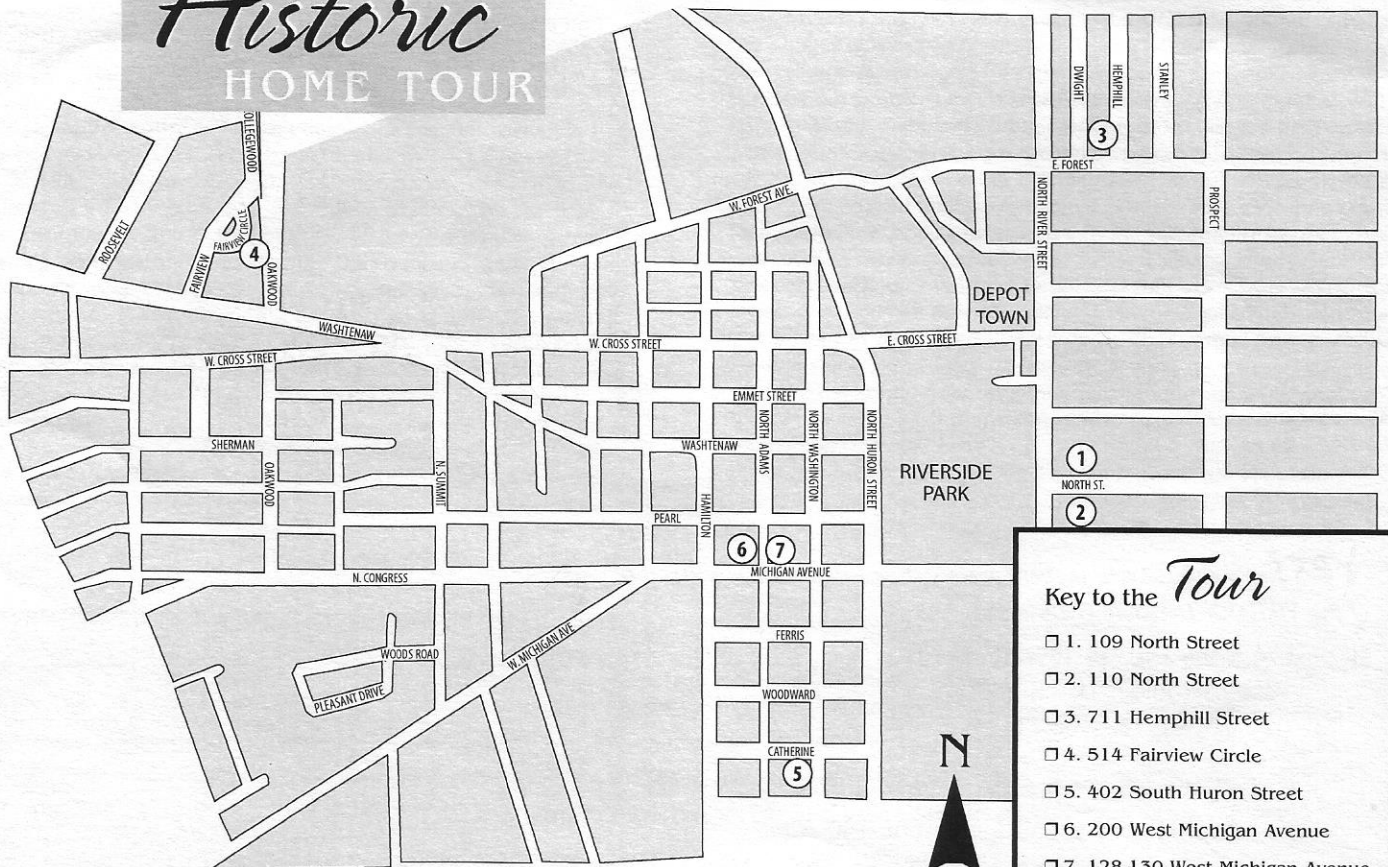
student and a musician, lives in the small apartment, which has a

separate bedroom and a very cool Ikea kitchen. Steven used a bookshelf as a "wall" to create an office in his living room.

The five people who live in these four downtown loft apartments all have in common a love for their unique urban homes and lifestyles.

31st ANNUAL
Ypsilanti Heritage Foundation

Historic
HOME TOUR



Key to the *Tour*

- ☐ 1. 109 North Street
- ☐ 2. 110 North Street
- ☐ 3. 711 Hemphill Street
- ☐ 4. 514 Fairview Circle
- ☐ 5. 402 South Huron Street
- ☐ 6. 200 West Michigan Avenue
- ☐ 7. 128-130 West Michigan Avenue

RESTORATION & REHAB

Historic preservation owes enormous gratitude to all the good people who save a historic building from years of neglect and abuse.

Major restorations this year of historic structures in significant danger include the historic Greek Revival Starkweather farmhouse on Huron River Drive and the Queen Anne house at 402 S. Huron.

Last year we reported that the City had accepted the Starkweather farmhouse as a gift from its previous owner. The City subsequently sold the house. Now we can report that with major repairs and a beautiful paint job the house is beginning to look its handsome best again.



And, last year we reported that great new owners had tackled the restoration of the long neglected and abused Queen Anne house on South Huron. This year the house is on Home Tour as a work-in-progress, demonstrating that what might appear to be a hopeless case can once again be a joy to behold.



NEW

A good looking new canopy now shelters the entrance to the Gilbert Residence on North Huron at Catherine.

The new fence running all the way from North River to North Park at the Auto Museum separates Museum parking from the railroad tracks.

PAINT

A bit of explanation about paint colors: In the Historic District paint colors must be approved by the Historic District Commission. But, unlike HDCs in other communities, the Ypsilanti HDC does not insist on historically accurate colors because it believes that property owners who are lavishing effort and money on their buildings should have some fun with their paint colors. So, some paint jobs are historically accurate, some are not. Drive by to see the great new colors at 130 N. Huron, where flowers also flourish, and at the Auto Museum at Cross and River.

MUSEUMS — Don't miss these treasures!

Antique Fire Equipment Museum

W. Cross Street between Huron and Washington

Ypsilanti Automotive Heritage Museum

E. Cross at North River

Historical Museum

on N. Huron just south of Cross

GREEN & GROWING

The new landscaping at Standard Printing on East Cross, next to the Auto Museum, is beautiful! What a great contribution to the neighborhood!



To everyone who has tucked petunias, marigold, impatiens and zinnias into alleys, street corners, window boxes, hanging baskets and wonderful little nooks and crannies all over town – THANK YOU!

The police and fire stations swarmed with volunteers, police officers, and fire fighters planting flowers and trees in front of both stations on Ypsi Pride Day – looks great coming into town on Michigan.

THANKS to everybody who turned out on Ypsi Pride Day and worked so hard all over town painting, repairing, weeding, planting – IT SHOWS!

It's been a tough year for the City with more hard times coming, but the spirit of Ypsilanti is as strong as ever in the VOLUNTEERS

- who keep the Rutherford Pool going,
- who work tirelessly to reopen the Freighthouse,
- who care for parks and public gardens,
- who take up a myriad of other tasks that would otherwise go undone.

CITY EMPLOYEES who, despite their reduced numbers, still get the job done! The City of Ypsilanti encourages residents, community organizations and businesses to become directly involved in improving our city parks through the City of Ypsilanti Volunteer Program. The goal of the program is to have a wide range of community organizations, neighborhood groups and individuals help maintain the parks. By supplementing City resources, this program will enhance the condition and beauty of our parks and will improve the quality of life in the City for the entire community. Volunteers provide maintenance assistance to general park clean-up, trimming edges, planting flowers, seeding grass, repairing ruts, raking safety surfaces at play equipment, picking up litter, as well as painting and graffiti removal of bleachers, tables, benches, and/or trash cans.

THANKS TO EVERYONE WHO WORKS TO MAKE YPSILANTI A BETTER PLACE TO LIVE:

POLICE, FIRE FIGHTERS, CITY MANAGER, CITY DEPARTMENT HEADS, CITY EMPLOYEES, MAYOR & CITY COUNCIL, BOARDS & COMMISSIONS!

They're a great bunch doing a great job in hard times. And, as always, SPECIAL THANKS to all those folks who qui-

etly and faithfully maintain their properties, who sweep and water, pick up and plant, repair and paint. If we missed mentioning you, know that without your effort Ypsilanti wouldn't be the great place it is!

Ypsilanti Gets Signs First

Thanks to a grant from the Michigan Department of Transportation (MDOT) and the Michigan Department of History, Arts and Libraries, MotorCities National Heritage Area is creating approximately 300 outdoor wayside signs that will be placed throughout southeastern Michigan over the next three years. By having a similar style and containing both the MotorCities and National Park Service logos, the signs will unify the region for visitors traveling to automotive and transportation history sites. Ypsilanti will be the first city to have their signs installed. They should be delivered to Ypsilanti on September 2. Full size color prototypes are displayed at the Ypsilanti Automotive Heritage Museum for visitors to see.

A sign to be installed at the Ypsilanti Automotive Heritage Museum tells about the building being built as an electric generating plant and the transition to a new car dealership



and finally the present car museum. Signs in front of the Michigan Firehouse Museum, Ypsilanti Historical Museum, Yankee Air Museum, Haab's Restaurant, and the Bomber Restaurant tell similar stories of change.

MotorCities is an affiliate of the National Park Service and is one of 37 National Heritage Areas.

The MDOT grant has a local match requirement that is being fulfilled by the Ypsilanti Heritage Foundation and the Ypsilanti Convention and Visitors Bureau. Huron Signs in Ypsilanti will install the signs.

Heritage Foundation 4th of July Float

The American Legion/Jaycee's choose a theme of "Red, White, Blue, and Green" for the 4th of July parade this year. It was a good opportunity for the Heritage

Foundation to point out that historic preservation promotes the recycling of our old houses.

President Hank Prebys and members Don Randazzo, Jane Schmeideke, and Bill Nickels assembled the float this year.



Have you visited the YHF website lately? There are new features you may find interesting • www.yhf.org

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See you at the General Meeting - Wednesday, September 24, 2008 at 7:30 pm

20	MAY	Annual Marker Awards Banquet
25	MARCH	Garden Program TBA
28*	JANUARY	The History of Beer *Held at the Corner Brewery
19	NOVEMBER	Before & After in Washenaw County Marzoff & Stevens
24	SEPTEMBER	Historic Barns & Barn Awards Keith Bruder

Meetings are held at the Ladies' Literary Club, 218 N. Washington Street, Ypsilanti at 7:30pm. The public is welcome.

2008/2009 SCHEDULE

Ypsilanti Historic Museum
220 N. Huron
Ypsilanti, MI 48197-

Hank Prebys, President
Joe Matlimoe, Treasurer
Jan Arps-Prundeann
Pattie Harrington
Barry Larue
Bill Nickels
Bonnie Penet
Don Randazzo
Jane Schmeideke
Penny Schreiber
Andrea Webber

Ypsilanti Heritage Foundation Board Members

The Ypsilanti Heritage Foundation
Heritage News
c/o Don Randazzo
6101 Hitchingham Road
Ypsilanti, MI 48197



Heritage NEWS

NOVEMBER 2008

General Meeting

Wednesday,

November 19, 2008

at 7:30 p.m.

Ladies' Literary Club

218 N. Washington St. • Ypsilanti

Legacy of Two Cities: Ypsilanti & Ann Arbor, 1893-2008

Architect

Denis

Schmiedeke,

Retired U-M

Architecture

Professor

Kingsbury

Marzolf,

and Former Kempf

House Museum

Curator

Wystan Stevens



never been emphasized or brought out before that we had a Second Gold Coast and it is all lost." Schmiedeke is referring to the huge houses that used to exist on East Forest Avenue from Ford Boulevard to Washtenaw Avenue. He will be featuring these lost houses in his part of the presentation. Of the twenty-eight images of

Join us on Wednesday November 19, 2008, at 7:30 p.m., at the historic 1840s Ladies' Literary Club, 218 North Washington Street, Ypsilanti. We promise a lively evening with three loquacious and fascinating local architecture buffs, who also happen to be old friends: Denis Schmiedeke, Kingsbury Marzolf, and Wystan Stevens, will present a Power Point presentation to the Heritage

Foundation with images from the book *Art Work of Washtenaw County* published in 1893. The emphasis will be on Ypsilanti, with landscapes, river views, and buildings from the book and con-

temporary photos taken by Marzolf and Schmiedeke of the same locations.

Schmiedeke is in charge of the Ypsilanti part of the program and Marzolf will handle Ann Arbor. Stevens,

widely appreciated as an amusing, informed, and insightful raconteur, will take the role of official commentator, giving his personal reactions to the images.

Marzolf and Stevens presented the program, with an emphasis on Ann Arbor, in the spring of 1993 at the U-M Bentley Historical Library.

"It was a blast," recalls

Marzolf. "I'd introduce the

buildings and Wystan would say something knowledgeable and hilarious."

Many know that "North Huron has been referred to as the Gold Coast of Ypsilanti," says Schmiedeke. "But it has

old Ypsilanti buildings that will be in the Power Point, some are still there and some are not. "Sometimes what replaces them is interesting in itself," says Schmiedeke.

Stevens credits Marzolf with awakening his appreciation of historic architecture during an evening in 1966 when Marzolf addressed the Washtenaw Historical Society, presenting slides of various architectural styles and comparing them with specimens from Ann Arbor and nearby towns. Years later Stevens reveled in the experience of sitting in on Marzolf's U-M courses on architectural history.

This is going to be a fun evening. Think Larry, Mo, and Curly.

Please join us on November 19. The public is welcome and, as always, refreshments will be served. For more information, call Penny Schreiber at (734) 483-5688.



***Learn about the history of Beer at the January Meeting
held Wednesday, January 21, 2009 • 7:30 p.m. at the Corner Brewery***

Barns & Outbuildings in Ypsilanti

Owners Receive Special Awards at September Meeting

For many years, the Heritage Foundation has awarded Historic Structure markers annually to owners of significant houses and commercial buildings. The number of those markers in the community is now well over 100.

In 1990, the Foundation issued its 15th annual calendar, which featured 12 village barns and carriage houses. The cover of that calendar stated: "In the back yards and lanes of Ypsilanti is still to be found a fascinating collection of village barns and carriage houses. They contribute to the historic character of Ypsilanti in a way no other buildings can."

A walk through the Historic District will reveal some of those historical and architectural treasures still found in out-of-the-way places where, if you listen carefully, you might still hear the sound of horses' hooves and the rumble of wagon wheels.

In 2007 the Heritage Foundation began awarding Historic Structure markers to barns and carriage houses to bring attention to these significant structures, further the community's appreciation of the contribution they make to our architectural history, and to encourage their preservation.

In September 2008, the Foundation's featured speaker, Keith Bruder, shared with us everything there is to know about barns. Historic Structure markers were awarded that night to seven significant village barns.

"Carriage houses and wagon sheds were once as commonly encountered in the coun-



119 North Adams | Hedger Breed

try and villages as garages are today. Even in the city, there had to be a place to store the buggy or delivery wagon. Such buildings were commonly set apart from the house and were roomy enough to provide stabling for horses and storage for harnesses and feed. The buildings varied greatly in execution, from the humble open wagon shed to elegant quarters for stylish carriages intended only for the transport of people. Most rural and village buildings were of simple wood-frame construction and greatly resembled cow barns, although built on a smaller scale. Ample

provision was usually made for turnaround space, and running water was often piped in so that vehicles could be washed down after heavy use. The everyday farmer or mechanic wanted only a utilitarian space and often used it for storing grain or equipment as well. Gentlemen farmers and more affluent city dwellers frequently built brick, stone, or fanciful wood carriage houses of considerable distinction."

*Lawrence Grow,
'Country Architecture'*



213 East Cross
Tom Tiplady & Mary Gentry



215 East Cross
Tom Tiplady & Mary Gentry



309 West Cross Street
Jitendra Mehta

Riverside Arts Center Links Buildings

The Riverside Arts Center is in the throes of the most significant project in their nearly fifteen year history. The long awaited "link" between our two buildings is moving toward completion. Beal Incorporated, the general contractor, has managed a crew of talented subs to create this bridge between the historic 1909 former Masonic Temple with the 1915 Detroit Edison building designed by UMs Emil Lorch.



Anita Toews,
Project Architect

The elevator and stair connector was designed by Anita Toews of Architects Design Group of Ann Arbor. It is complicated by the fact that none of the two building's floors correspond requiring a numbing amount of sleepless nights figuring out the layout, stair riser heights, and other details.

As if this project wasn't enough, the Riverside was notified in October that they were the recipients of two additional grants. One from the Michigan Council for the Arts and Cultural Affairs to enlarge the theatre lobby and provide an infrared listening system for the hearing impaired and the other from the Michigan State Housing Development Authority to assist in restoring the facade of the Edison building, now call the Riverside Off Center.

Kudos to Huron Sign and its owner, Bill Short, for restoring the lit sign projecting from the Off Center. When the connector is complete the second story dance studio will be able to be occupied for classes and rehearsals and, with additional funding, the third floor of the main building will house two large arts classrooms.

Suffice it to say, we at the Riverside Arts Center are excited about the future and so grateful to all the agencies, foundations and friends who have contributed to our success!



Boom truck delivering roofing materials last Friday.



Volunteer crew who removed a wall in the theater lobby of the Riverside Arts Center.



112 South Washington
Steven & Mary Jentzen



106 South Washington
Steven & Mary Jentzen



215 South Washington
Roy & Leona Ashmall



The Ypsilanti Heritage Foundation

Heritage News

c/o Don Randazzo
6101 Hitchingham Road
Ypsilanti, MI 48197

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Freighthouse Update



The Friends of the Ypsilanti Freight-house ... FOYF efforts to re-open the Freighthouse continue.

The current SHPO CLG grant for foundation, facade and storm water management was delivered to Lansing just before Christmas 2007. Officially awarded to the City of Ypsilanti and the FOYF in spring 2008, Lansing delayed the launch until this fall. The delay was a blessing in disguise. Our volunteers re-evaluated every aspect of the proposed work. Although no engineering work was contracted, a storm water management consultant and a civil engineer were recruited to review the C.A.R. and the grant, inspect the site and to help us execute our bid process.

At the same time, new FOYF bylaws

changed our organization from a loose membership structure into a cohesive, management-focused, Board of Trustees, led by a four person Executive Board. The FOYF Board negotiated a new, five-year Management Agreement with the City.

Working with the City staff, grant specifics and a professional bidding process were put in place to satisfy SHPO, MDEQ, WCDC and City environmental ordinances and unfunded mandates. New specifications in-hand, site plan drawings were prepared by a volunteer architect. Exact calculations for the proposed rain garden and specifications were prepared for SHPO and HDC review, plus Building Department permitting.

Also during this time, key support for the intent and execution of this grant project was sought and received from the DTDDA which includes a \$5000 grant match. We are also very grateful for the Heritage Foundation match of \$5000, as well as a generous contribution from the YHF Home Tour proceeds of over \$2000 toward plant material for our rain garden.

Thanks to the extra preparation time given to us by the Fates, the efforts of our volunteers and the generosity of our benefactors will be put to efficient and effective use.

Work is beginning right now! The winning bid was submitted by local preservation contractor, Mike Condon, Ypsilanti Restoration, LLC. Ron Rupert of Home Services, LLC, will do fascia painting, with help from EMU Preservation program volunteers.

Finally, in June, the Board invited the Ann Arbor Area Community Foundation to the Freighthouse for a presentation and subsequently submitted a proposal for funding. It has been announced that the Ypsilanti Freighthouse is one of the projects the AAACF is considering for funding with \$1,000,000 grant from Pfizer. Stay tuned!