



The Ypsilanti Heritage Foundation

Heritage News

945 Sheridan | Ypsilanti, MI 48197

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See you at the January Meeting - Wednesday, January 15, 2014 7:30pm

Heritage News is the newsletter of the Ypsilanti Heritage Foundation. It is published and distributed, free of charge, to the membership by mail, and made available to the public in various locations in the City.

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

37TH ANNUAL HISTORIC HOME TOUR

JUNE 22, 2014



SAVE THE DATE

JUNE 22, 2014

Mark your Calendar

The annual home tour is changing to a Spring/Summer date in an effort to attract more people to the event. August has worked well for a number of years, but people are increasingly busy and vacations often interfere with the later date. The very first home tour was actually held in May (1977) on Mother's Day. The home tour committee researched the dates of other home tours in the area and found they were either late Spring or early Fall.

We have four sites confirmed for the June tour:

- 119 N. Huron, offices of Bredell & Bredell
- 309 Maple, home of Bayne and Sarah Roland
- 12 West Michigan, home of Eric and Lisa Walters
- 1315 Kingwood, home of Rachel Damitio and Mark Fain.

We are anticipating identifying two more homes, so stay tuned.

We look forward to a nice warm day in June to highlight the wonderful diversity of historic architecture in our community and the efforts of our homeowners and business owners to preserve this valuable resource.

Heritage NEWS



JANUARY 2014

YPSILANTI'S HISTORICAL CHURCHES

By James Mann

The historical churches of Ypsilanti are some of the most impressive buildings in the city. Each stands as a testament of community and faith. These communities began as small struggling groups, and grew with the city.

The first church service was most likely celebrated by Jesuit missionaries stopping by Godfroy's Trading Post, although there is no record of such a service.

The first known service was held at Woodruff's Grove in May of 1825, when the Rev. Elias Pattee preached a sermon for a class of five persons. The second sermon was preached by the Rev. John A. Baughman in the fall of 1825. Circuit riding missionaries would occasionally visit the small settlement holding services in the homes of the faithful. These were men dedicated to their faith, who committed their lives to God. Theirs was a hard life of travel on backwoods trails, exposed to harsh weather and primitive conditions. They truly dedicated their lives to God, as few of these men lived past the age of forty.

In 1829 the William Jones came to Ypsilanti to be the first pastor of the Presbyterian Church. The church held its first meetings in a store. "The members of the church were scattered far and wide over the country," noted Colburn, "at a distance from town of two, four or six miles, coming to church on foot or ox wagon. Within the village itself there were only three members and, besides these, scarcely any persons of sympathy for the organization."

Jones found the village population in a morally deplorable condition, with people over indulging in intoxicating drinks, openly desecrating the Sabbath by revelry and drunkenness. He noted that some desecrated the Sabbath by pitching quoits on the banks of the river. He stayed less than a year, preaching his last sermon from the text, "Up! Get ye out of this place, for I will destroy it."

He was replaced by the Rev. Ira Weed, who had prayed, "May the Lord send me in the way in which I can do the most good." On another occasion he prayed, "I do not expect a life of ease. I know that I must have trials and hardships." The Rev. Weed became a strong moral force in the small village of Ypsilanti.



1836 Map of Washtenaw County, Michigan : from actual surveys / by G.R. Bechler & E. Wenig, engraved by B. Matthias. (Library of Congress)

1856 Locations of Ypsilanti Churches

1. First Presbyterian Church of Ypsilanti
2. First Baptist Church of Ypsilanti
3. St. John the Baptist Catholic Church
4. First United Methodist Church of Ypsilanti
5. St. Luke's Episcopal Church

*(On pages 2 & 3 a timeline highlighting construction activities of the churches has been compiled from the **Gleanings** and the **church websites**)*

From such beginnings came the spiritual communities of the city, the Presbyterian, Congregational, Episcopal, Methodist, Baptist, African Methodist Episcopal and Catholic Churches. Each has its own stories of struggle and hardship, as they grew and helped form the community that is Ypsilanti.

Please join us on Wednesday, January 15, 7:30 p.m. at the Ladies' Literary Club, to hear James Mann, Ypsilanti Historian, talk about the Historical Churches of Ypsilanti. The public is welcome and refreshments will be served.

YHF General Meeting
"Historical Churches
of Ypsilanti"
speaker
James Mann
Wednesday
January 15, 2014
7:30 p.m.

Ladies' Literary Club
218 N. Washington St.
Ypsilanti



First Presbyterian Church of Ypsilanti

1829: Presbyterians were organized

October 4, 1830: The Congregational and Presbyterian denominations jointly established the Congregational Society of Ypsilanti.

1832: The congregation voted to adopt the Presbyterian form of government.

1881: The Congregational members left the church to form the First Congregational Church.

1836: Plans were made for a church building on the north side of Pearson Street between Adams and Hamilton.

1836: The new building was dedicated.

1855: Plans began for the new brick building on its present lot.

1857: The current building was completed at a cost of \$12,000.

1898: The church began a complete reconstruction program, including the addition of two Beaux-Art towers, new furniture, Tiffany windows, central heat, and a new organ, by Jardine & Sons of NY at a total cost of \$38,500.

1948, 57,80: Classroom additions, elevator, and a kitchen remodel took place.

2001-2003: Extensive repairs were done to preserve the interior and exterior of the church.

First Baptist Church of Ypsilanti

1836: The first formal church met in a brick schoolhouse located behind Woodruff School-now known as the

New Beginnings Academy on East Michigan Avenue at Park Street.

1839: A brick church at 110 North River Street was purchased from the Methodists. The Methodists had used the building until the floor collapsed during a revival.

1846: A new wood structure church was erected on the southwest corner of Cross and Washington Streets

1847: Moved to the chapel in the Seminary Building on the site where the Ypsilanti High School was later located on the northwest corner of Cross and Washington Streets.

June 17, 1847: The new church was dedicated.

December 23, 1849: The new church was destroyed by fire.

September 4, 1850: The dedication of the second structure took place.

1881: The building was removed and a foundation was laid for a new church of brick.

July 24, 1882: The cornerstone of the church was laid.

January 30, 1884: The new edifice was dedicated at a cost of \$30,000. This Gothic structure had stained glass windows and a ninety-six foot spire.

1937: The church burned beyond any possible use.

February 20, 1937: It was decided to accept the offer of the Presbyterians, and a program was planned so that the two churches could carry on their programs by alternating services. It was decided not to rebuild on the same site. The property was sold and the Geer Funeral Home was built there, now known as the Janowiak Funeral Home.

Labor Day, 1937: members loaded



and hauled 83,000 salvaged bricks from the old church to the new location at 1110 West Cross Street. Every conceivable idea was used to raise money for financing the building.

October 13, 1938: The new church was dedicated.

November 22, 1940: The mortgage was burned.



St. John the Baptist Catholic Church

1839: A possible chapel was built on Ballard Street.

1844: The current lot was purchased for \$40 and the Parish of St. John was founded with a predominately Irish makeup.

1845: The first Catholic church was built at the corner of Cross and Hamilton Streets. It was a small, wood-framed structure.

1856: A brick Italianate church was built at the same site.

1863: The Rectory was built just to the west of the church.

1867: The first parochial school opened on Florence Street

1925: Construction of a new church had begun along with a new school - only the basement of the church was completed

1932: Plans were redrawn for the church and the cornerstone was laid.

1933: The Romanesque designed church was complete.

1999: An addition, designed by Lincoln Poley, was begun to thoughtfully add space keeping the aesthetics of the original church and meeting the congregation's growing needs



First Methodist Church of Ypsilanti

1825: A small group of individuals gathered to listen to a Methodist preacher in Woodruff's Grove.

1831: Plans were made for a brick chapel on River Street.

1835: The chapel was completed.

1843: Dr. Thomas Towne donated the land where the church now stands. He loaned the church \$4,500 to build the Victorian Gothic style structure with 100 pews accommodating 600 people.

1852: A lecture room was added

1854: The first parsonage on Washington Street was purchased.

1892: A new church was built at a cost of \$32,000, using the same Victorian Gothic style of architecture.

1996: The structure was recognized by the Michigan State Registry of Historical Sites.

Emmanuel Lutheran Church of Ypsilanti

1859: Original church building was constructed and it was used until 1923 (The congregation met at the home of the Ehmans until the first church building was erected in 1860, a year after the congregation was established)

The white frame structure stood at

the northeast corner of East Michigan Avenue and North Grove Street (the current location of Kluck's Drive-In).

mid 1880's: A day school was built next to the church.

1892: The school building was electrified.

1884: Emmanuel's silver anniversary.

1921 : A longtime member, John Engel, had given Emmanuel a lot at 201 North River Blvd. and the congregation members decided to build a new church building on that site.

August 28, 1922: The cornerstone of the new church was laid, and the building was completed the following year. The original building had educational space located immediately below the sanctuary, including offices for the pastor and a kitchen. The stained glass windows that decorate the sanctuary were installed at that time, as was a Moeller pipe organ. The total cost of all construction of the original building, including all the furnishings, was about \$55,000.

December 23, 1923: The new sanctuary was dedicated.

1956: The congregation purchased the two lots to the north of the original church building for the construction of an educational wing, based on designs by local architect Ralph Gerganoff.

October 6, 1957: A dedication of the new space was held.

1959: Emmanuel celebrated its 100th anniversary.



St. Luke's Episcopal Church

1829: Mrs. Mark Norris was in search of an Episcopal minister. They held services at Hawkins House on Michigan Avenue.

1830: Ypsilanti parish was born at 120 North Huron Street.

1840: 120 N. Huron property was purchased for \$1600.

1838: The first structure was built.

1857: The new building was constructed

1871: The spire and pews were complete, built by contractors Ballard & Edmunds, son-in-laws of Benjamin Woodruff. The project was designed by Jordan & Anderson and the total cost was \$15,000. St. Luke's is one of the oldest Gothic Revival churches in Michigan.

1971: The exterior view of St. Luke's has not changed greatly in the past 130 or so years. Except, the spire (the tallest in Washtenaw County) was taken down in response to concerns about its structural integrity. The bell, which was originally housed in the spire, was then moved into the Cloister Garth Memorial Garden.

October 20, 1974:The Rev. Sidney Rood consecrated the Cloister Garth (a small, enclosed garden) for the interment of ashes of deceased parishioners and friends of St. Luke's. Designed by landscape architect and parishioner Arthur J. Howard.

The church itself is built of soft "Chicago" red brick. The lintels, sills, water tables and other architectural elements, which appear to be stone, are actually of the same red brick, coated with a limestone-colored mortar.

Heritage NEWS



40th Annual Marker Awards Banquet

Wednesday, May 21, 2014

social hour 6-7 p.m.

dinner 7 p.m.

program 7:30 p.m.

Ladies' Literary Club
218 North Washington St., Ypsilanti



Historic Home Tour

NEW DATE

Sunday, June 22, 2014

The 37th Annual Historic Home Tour will take place on Sunday, June 22 from noon - 5 p.m. We are excited this year about the changes that are happening with the tour. We've moved the date to June because we felt there would be fewer schedule conflicts for the attendees and homeowners. The first home tour occurred in the spring of 1977 and was well received. Moving back to the springtime date is a move we hope will bring more visitors to the tour to enjoy the wealth

of Ypsilanti's historical architecture and hospitality. The featured properties are both residential and commercial this year. Advance tickets are on sale in Ypsilanti at Haab's Restaurant, Norton-Durant Florist & Gifts, Salt City Antiques, Materials Unlimited and Nelson Amos Gallery. They are also available at Downtown Home & Garden in Ann Arbor. Tickets are \$10.00 in advance and \$12.00 the day of the tour. This year advance tickets can also be purchased online

at www.yhf.org through PayPal. The deadline for purchasing through PayPal is midnight Saturday June 21. Redeem your ticket by bringing your receipt to the Ypsilanti Historical Museum ticket booth located at 220 North Huron Street on the day of the tour. Tickets are also available for purchase on the day of the tour at the Home Tour ticket booth in front of the Historical Museum, Haab's Restaurant and Materials Unlimited both located on Michigan Avenue.

See page 4 for Home Tour Details

2014 Historic Markers

IN YPSILANTI

The 40th annual Heritage Foundation's Marker Award Banquet is set for 6:00 p.m. Wednesday, 22 May 2014 at the Ladies' Literary Club. The dinner is potluck so bring your favorite dish to pass.

Owners of five houses and two outbuildings that meet certain criteria will be recognized for their efforts. Historic Building Markers will be awarded to publicly identify buildings of special merit.

Homes or buildings are nominated for this special award by the following criteria:

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



Heritage Foundation
HISTORIC STRUCTURE MARKERS
will be awarded this year to these properties:

1008 Pearl
301 South Huron
57 East Forest
1 Oakwood
1005 East Cross

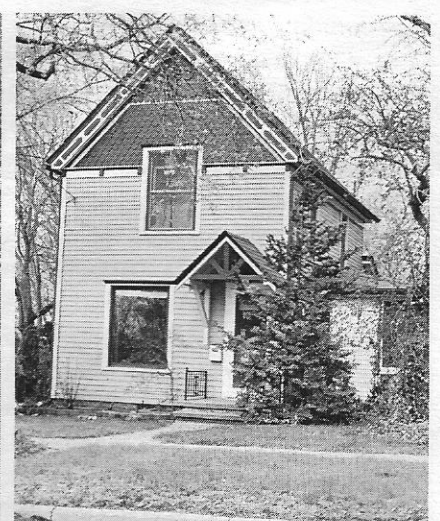
Congratulations!



1008 Pearl Street c. 1923
Sue Stickel



301 South Huron c.1939
Karen Himmelpach



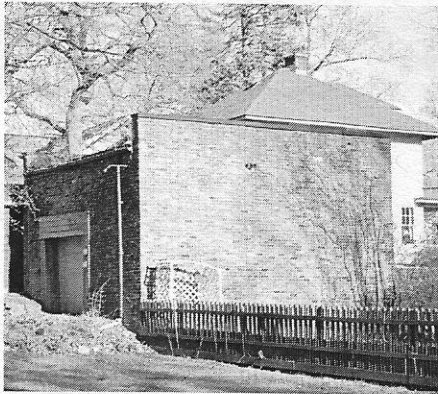
57 East Forest
Kathleen Butler

2014 Outbuildings

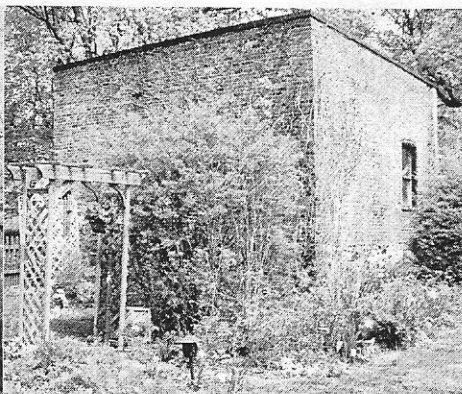
RECOGNIZED FOR HISTORICAL SIGNIFICANCE

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.

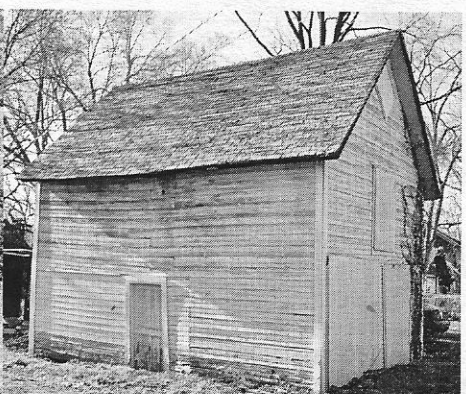
In September of 2007, the Heritage Foundation began a new and ongoing program of awarding Historic Structure markers to those significant buildings. Honored are the village barn and carriage house below.



101 East Forest (current)
Robert & Jan Anschuetz



101 East Forest (historical photo)



422 North Hamilton
Douglas Wheeler



1 Oakwood c. 1893
Ariel Moore



1005 West Cross Street c. 1893
Christina McCahan & Micah Range

2014 HISTORIC HOME TOUR



1315 Kingwood

Mark Fain & Rachael Damitio

This lovely brick mid-century ranch built in 1951 for Dean and Mary Jane Allward fits in well with the charming colonials, Tudors, and ranch houses that typify the College Heights neighborhood. With its large wooded lots and winding streets, the neighborhood is an early manifestation of the modern suburban lifestyle.

Mark Fain and Rachael Damitio purchased this time capsule of a house in September 2013 as a work-in-progress. They are the third owners of the largely untouched 1950s space. Second owners Claudia Wasik and Lucy Parker lived in the house for nearly thirty-five years and were excellent stewards of the space. They only removed the vintage elements from the main-floor bathroom and kitchen.

The house's somewhat open floor plan serves as an appropriate and appealing setting for Mark's growing collection of Mid-Century Modern furniture, lighting, and art pieces. Favorites in his collection include an unmarked walnut and Naugahyde sofa that he has paired with a walnut Drexel Declaration coffee table designed by Kipp Stewart and Stewart MacDougall.

Future plans for the house are to further emphasize the mid-century theme. Mark has reconnected the original built-in speaker system. The couple are currently studying paint colors, thinking about window treatments, and planning major changes to the kitchen and basement. A mock-up of their upcoming vintage kitchen will be displayed on the day of the tour in the adjacent three-seasons room.



303 Maple

Bayne & Sarah Roland

The Morhous Tudor on Maple Street was constructed in the late 1800's as a two story Italianate home. In 1915, the Deist family who lived in the Victorian next door purchased the home. In 1936, Mabel (Deist) Morhous inherited the property after her parents, Emma and Charles Deist, passed away. Charles was also a partial owner of the Michigan Ladder Company, and the sale of Charles' shares also left Mabel and her husband, George, with a nice sum of money. Labor was cheap during The Great Depression, so Mabel and George decided to use the money to transform the dated Italianate into a more fashionable Tudor style home. According to her daughter, Dorothy, the home was taken down to the studs and redone precisely to Mabel's wishes. She recalls her mother being unhappy with the way some of the stones were set and how she instructed the mason to redo it. Amazingly, the house is almost perfectly preserved as Mabel designed it in 1936, from toilets to tile work.

Shortly after the transformation was complete, the US entered WWII. The house was converted into two apartments by walling in a central archway and transforming the library into a second kitchen. Mabel and George continued to live in the back of the house, and the front was occupied by various renters. From 1947-1953 Mabel's daughter, Dorothy, and husband Rodney Hutchinson and their two daughters occupied the front apartment. Just two years later Rodney served as mayor of Ypsilanti for 4 years. Dorothy and Rodney have been back to visit the home and still live in Washtenaw County.

In 2012, current owners, Bayne and Sarah Roland, finally had their chance at the tudor. After walking past it for years, the house they had nicknamed 'the dream house' was theirs!

2014 HISTORIC HOME TOUR



317 North Prospect

Marty Keeter & Erika Lindsay

In 1923 the Richters, a German family, built 317 N. Prospect and remained with the home until 2005 when the estate parted ways with the property. This 1923 balloon frame is anything but typical, as the Richters included some rare features when the home was built; specifically fire stops on the first floor as well as direct heating vents to the second floor.

Throughout the years the home has had many updates made to it. Purchased in 2009 by Marty Keeter and Erika Lindsay, the two immediately began working on it, adding their own personal touches, but keeping the historic integrity and beauty of the home a priority while modernizing aspects to align with their design and architectural taste. Marty works in the technology industry and has spent his free time making the needed updates with the help of Erika, a recent Conservation Architecture graduate.

The two have a unique way of updating their home, often using found materials to make updates as their needs dictate while allowing themselves the freedom of not adhering to a strict historical period. Owing to this, the story of 317 Prospect continues to be lively as its occupants. Since 2009, the house has been in a constant state of flux. As a work in progress, the many projects have been juggled over time and scale, while constantly pursuing improvements that will continue to add unique characteristics to the home.



109 North River

William & Anne Engerson

This brightly colored Italianate house, built in 1888, was the home of Milo and Margaret (Maggie) Gage for 73 years. During that time, Milo was a grocer (Leonard & Gage Grocer's on what is now Michigan Ave.) the proprietor of "Billiards, Pool & Cigars" (also on Michigan Ave.) the Chief of Police (1912) and the "city Marshall." (1922). He died in 1934, but his wife lived for another 27 years. (She was active in the Emmanuel Lutheran Church – next to her home.)

Estella Rama lived in the home alone from 1961 to 1986. (very little information except that she never married.)

Alice Whitney and her five children lived in the home from 1987 to 1995 and has been credited with improving the exterior of the home by removing the stucco and painting the home a subtle shade of pink and green. Two of her sons ran an auto repair service in what was then the garage.

William and Caroline Engerson purchased the home in July 1996. They were looking for an older home that was close to his work at Willow Run Airport. While Bill said he had some experience with home construction, he was not really seeking a place to "rebuild." However, Bill rebuilt the foundation, replaced the plumbing and electrical systems, installed a new furnace, added a bathroom to the second floor, remodeled the first floor bedrooms into a parlour, living room and office spaces, replaced the roof, built the new side porch and a new garage. Bill is pleased that he has been able to keep this old house standing, as others may have considered tearing it down. With it's original floors, doors and lovely front porch, we are also grateful that he has rescued this old house.

2014 HISTORIC HOME TOUR



12 West Michigan Avenue

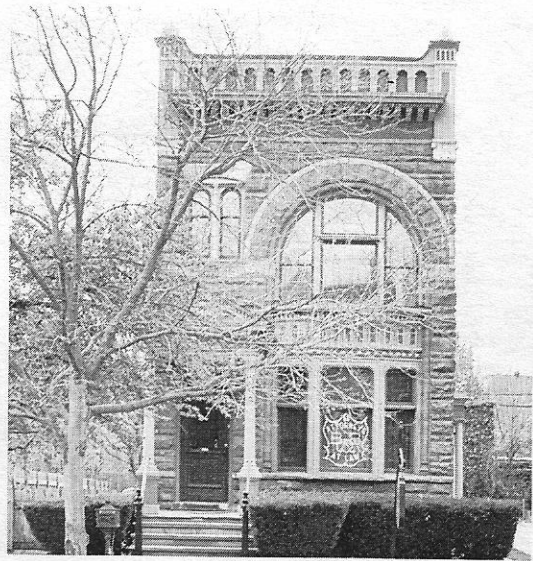
Eric & Lisa Walters

This three-story building in downtown Ypsilanti is believed to have been built about 1860. Near the turn of the last century the address changed from 433 Congress to 12 West Congress. This has hampered efforts to research more precisely the date of the building.

In 2007 long-time Ypsilantians Lisa and Eric Walters startled their friends by deciding to buy 12 West Michigan. The couple set about renovating the upper two floors into a new home for themselves, doing almost all of the work themselves.

The main floor was occupied by a slew of businesses and organizations over the years, among them Ypsilanti Plating Works (1912), Robbins Tinsmith (1922–1926), the Salvation Army (1934–1942), and most recently J. K. Shoe Repair (1981–1997). In 1948 the upper floors became the Hillside Hotel. No one can remember when the hotel officially went out of business, but the upstairs apartments continued to be rented until Eric and Lisa bought the building.

Lisa and Eric have gutted all but the second-floor bathroom, which they chose to leave as architectural evidence of the hotel. Fourteen very small rooms have become five large ones. The kitchen was designed with a “diner” ambiance, featuring black and white tile, laminate countertops, and stainless steel appliances. The living room doubles as a library housing EMU English instructor Lisa’s extensive book collection. The third floor contains the master bedroom and bath, Eric’s den, and Lisa’s office.



119 North Huron Street

Bredell & Bredell Attorneys at Law

Built in 1892, this structure was the first in Michigan to be designed exclusively for the practice of dentistry. It was the dental clinic of Dr. John Watling, the co-founder of the School of Dentistry at the University of Michigan, and also of his partner, Dr. James. Dr. Watling lived in the Italianate home next door, and one can imagine him slipping in and out the back doors for lunch or a break. The dentists maintained their partnership until shortly after the turn of the century when Dr. Watling retired to Washington, DC. Dr. James continued the office and was joined in 1912 by Dr. Edward George, who maintained a practice here well into the 1940s. The first floor then became a real estate office and was vacant until the 1980s when it was purchased by Oscar Haab, who began its restoration under the direction of Ypsilanti architect Denis Schmiedeke. After serving as a residence for 17 years (as the second floor was always intended to be), it is now returned to its original use as a business, the office of Bredell and Bredell Attorneys at Law.

Perhaps designed by Detroit architect George D. Mason or by James Watling Martin, a Mason apprentice and nephew of the family, the building is a robust example of Richardsonian Romanesque style. Typical of that style is the facade with its rough-cut red and grey sandstone, the second-story large arched window, and the slightly projected first floor bay window trimmed in delicately carved floral motifs in limestone. Details borrowed from other styles of the period include its tall parapet cornice and frieze below festooned with garlands. Twin box-bay windows were added to the north side in 1893, probably to give more light and space to the dental treatment rooms.

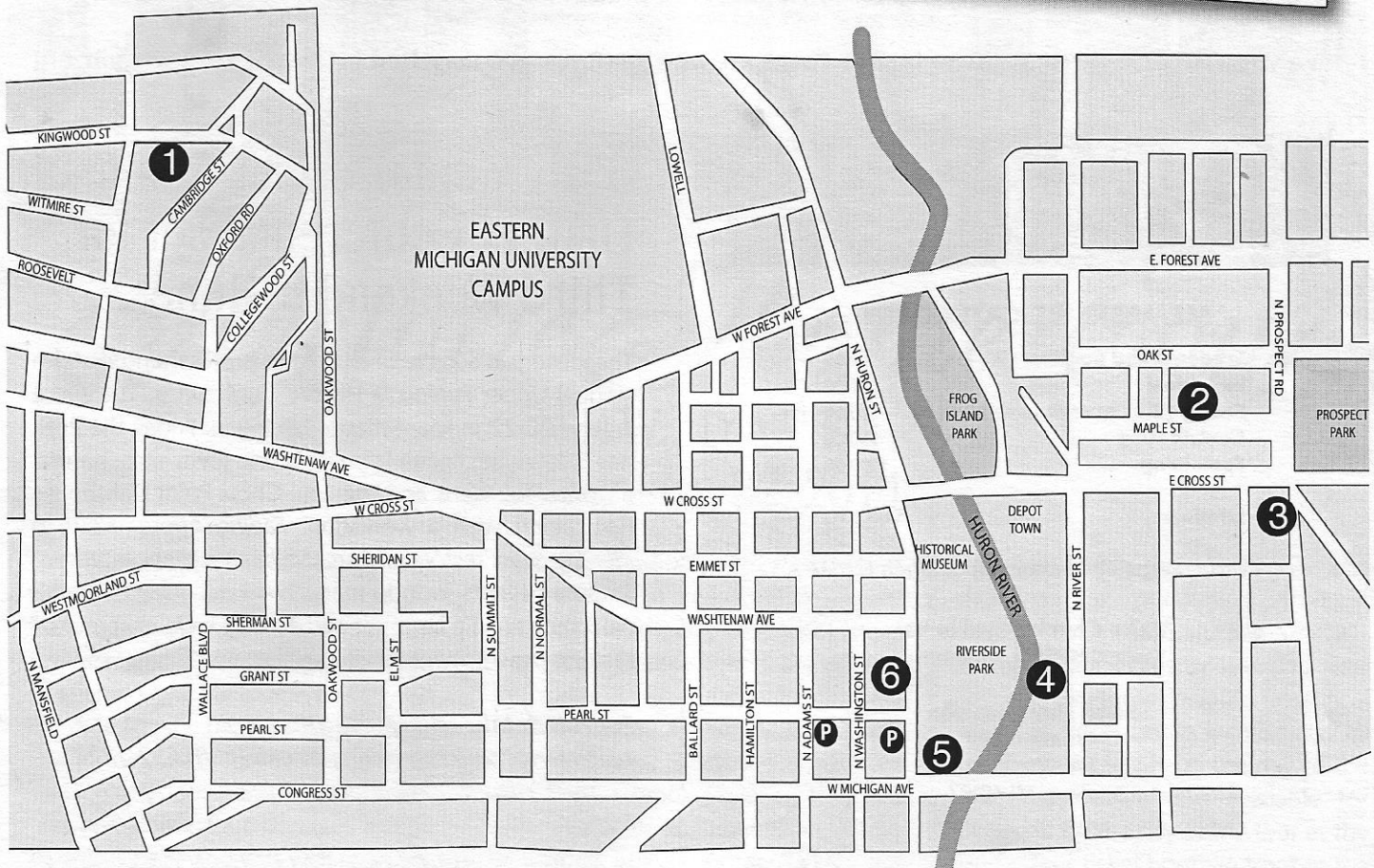
In 2002 when the Bredells bought the building they continued the renovations by stripping the woodwork upstairs, removing the dropped ceiling to uncover the transoms, and creating sunny, inviting offices with new colors and fixtures. The whole building is now united for you to visit.

37th Annual Ypsilanti Heritage Foundation *Historic* HOME TOUR

Advance tickets are on sale in Ypsilanti at Haab's Restaurant, Norton-Durant Florist & Gifts, Salt City Antiques, Nelson Amos Gallery & Materials Unlimited, in Ann Arbor at Downtown Home & Garden. Presales are also available through PayPal on the YHF website, www.yhf.org. On the day of the tour, tickets are available at the Home Tour ticket booth in front of the Historical Museum at 220 North Huron Street from 10 a.m. until 3 p.m., and at Haab's and Materials Unlimited both located on Michigan Avenue.

Key to the Tour

- ❑ 1. 1315 Kingwood
- ❑ 2. 309 Maple Street
- ❑ 3. 317 North Prospect
- ❑ 4. 109 North River
- ❑ 5. 12 West Michigan Avenue
- ❑ 6. Bredell & Bredell
Attorneys at Law
119 North Huron



Sunday, June 22nd from noon-5pm Tickets are \$10.00 in advance and \$12.00 the day of the tour.



The Ypsilanti Heritage Foundation

Heritage News

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

Join YHF Today!

MEMBERSHIP CATEGORIES

Students and Seniors	\$10.00
Individual	\$15.00
Family (2 or more @ same address)	\$25.00
Contributing	\$50.00
Sustaining	\$100.00
Lifetime	\$1,000.00

Please circle category of membership & return ENTIRE form

Make Check Payable to:
Ypsilanti Heritage Foundation

Send Payment to:
Claudia Pettit
945 Sheridan
Ypsilanti, MI 48197

Name: _____
Address: _____
STREET
CITY STATE ZIP CODE
Phone: _____ e-mail: _____

65th Annual Upper Peninsula History Conference set for Third Weekend in June

The Historical Society of Michigan is presenting its 65th Annual Upper Peninsula History Conference. The event is June 20-22 in Manistique, Michigan. Friday the 20th has 3 tours to choose from - historic town sites, natural historical locations and the Seul Choix Point Lighthouse Park along with a workshop: *Fading photo: How to identify, scan, restore and archive historical photographs*. Saturday events include many breakout sessions, mini-workshops and a banquet and Sunday a walking tour of Historic Downtown Manistique.

For full details and registration,
visit www.hsmichigan.org or call (800) 692-1828.

Historic Preservation
recycling on a grand scale!

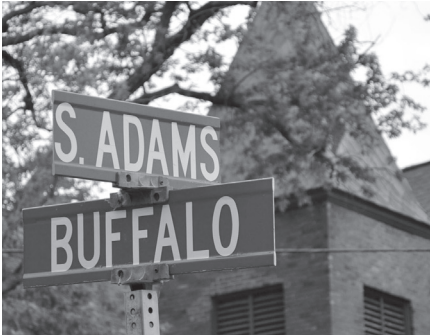
Heritage NEWS



SEPTEMBER 2014

History of a Southside Ypsilanti Neighborhood

presented by
Matthew Siegfried
Wednesday, October 1 at 7:30 p.m.
Ladies' Literary Club
218 North Washington St., Ypsilanti



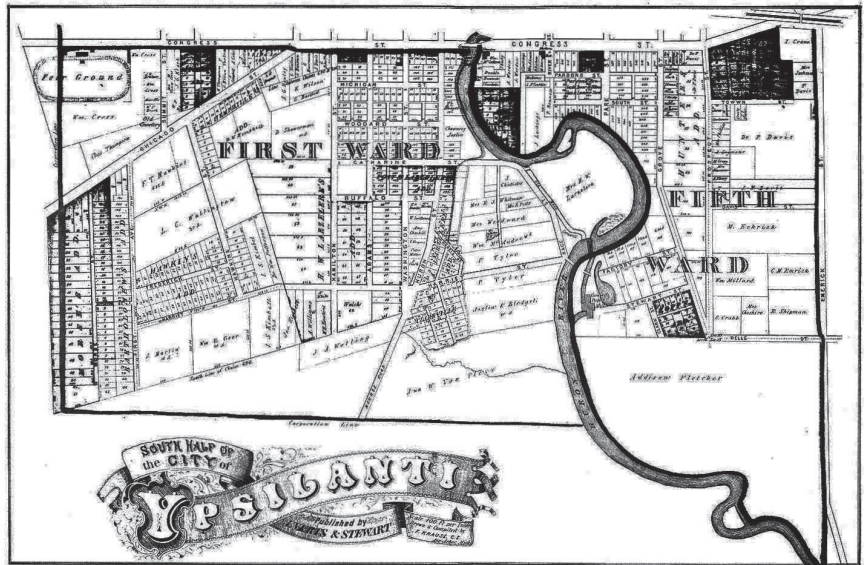
History of a Southside Ypsilanti Neighborhood *the families, the city's history & how the neighborhood developed*

Please join us on Wednesday, October 1, for a fascinating presentation on the historic southside. For his Masters project, with Eastern Michigan University's Preservation Program, Matthew Siegfried, has done extensive research on the history of South Adams Street. He has researched the families, the city's history and how the neighborhood developed.

There are probably only ten buildings remaining on the street that date from the 19th century and some of those were moved from other sites. How the streets came about and were laid out says a lot about the city at the time and it is easy to see the racial divisions on the city map. There are some buildings, like the old First Ward school, Brown Chapel AME and the Good Samaritan Hall that still exist.

The Heritage Foundation meeting is held at the Ladies' Literary Club, 216 North Washington, at 7:30 p.m. Refreshments will be served and the public is welcome. We hope to see you on Wednesday, October 1st.

Visit Matt's website
<http://southadamstreet1900.wordpress.com>



Brown Chapel AME



Good Samaritan Hall



Old First Ward School

Good News IN YPSILANTI

The Ypsilanti Heritage Foundation presents its 2014 GOOD NEWS ISSUE reporting, for our own delight and that of our visitors, who enjoy seeing "what has happened" since they were here last!

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

Historic Structure Markers were awarded this year by the Ypsilanti Heritage Foundation to the houses at:



- 1008 Pearl
- 301 South Huron
- 57 East Forest
- 1 Oakwood
- 1005 West Cross

and the historic brick outbuilding at

- 101 East Forest

Congratulations!

At 313 Washtenaw, a new well-designed front porch has transformed a house that had long been neglected and misused.



BEFORE



AFTER

Improvements to our beloved Freighthouse continue, albeit slowly. The hope is that the building will re-open next spring for a wide variety of functions.



Work continues at the Greek Revival Starkweather house on Huron River Drive, where the porches have been reconstructed, one apartment is now occupied, and another is nearing completion. New life for this 170 year old house that is so important in the history of both Ypsilanti and the Underground Railroad.



The much-admired Terry Bakery sign, designated by the City as historic, is missing! But not for long - it's being professionally restored and will soon be reinstalled.

New awnings and a new paint job have made the building at 5 & 7 South Washington one of the handsomest in downtown.



Good News

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At 230 West Michigan, the truly awful upper facade applied to the building long years ago is finally being removed. The new facade, including windows, will match the Italianate fronts at each side, all part of the original four storefront building that is still united by its bracketed cornice.



BEFORE



AFTER

Welcome to these new businesses! Ypsilanti Running Company at 126 W Michigan sells running shoes, Maiz in Depot Town offers Mexican cuisine, and Got Burgers at 301 West Cross features guess what?



126 W. Michigan



36 E. Cross



301 W. Cross

The Rutherford swimming pool has been rebuilt and is open again this summer - thanks to the enormous efforts of The Friends of Rutherford Pool - congratulations and a million thanks !!



The plantings are thriving at the busy intersections of Cross & Huron, Hamilton & Washtenaw, and Ballard & Michigan - flowers and greenery so welcome in the midst of traffic.

A nice new paint job graces the little Greek Revival at 304 East Forest where the earthen ramp has been replaced by planting beds.



And to everyone who has tucked petunias, marigolds, impatiens, and zinnias into alleys, window boxes, hanging baskets, and wonderful little nooks and crannies all over town - THANK YOU!

Thanks to everyone who works to make Ypsilanti better place to live:

Police, fire fighters, city manager, mayor & city council, city departments, city employees, boards & commissions.

And, as always, special thanks to all those folks who quietly 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!

Don't miss visiting Ypsilanti's museums:

- Michigan Firehouse Museum on West Cross Street between North Huron and North Washington Streets
- Ypsilanti Automotive Heritage Museum on East Cross at North River street
- Ypsilanti Historical Museum & Archives on North Huron just south of West Cross
- Yankee Air Museum at Willow Run Airport



The Ypsilanti Heritage Foundation

Heritage News

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See you at the General Meeting Wednesday, October 1 at 7:30 p.m..

Heritage News is the newsletter of the Ypsilanti Heritage Foundation. It is published and distributed, free of charge, to the membership by mail, and made available to the public in various locations in the City.

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

9 Reasons to Keep Your Old Windows thecraftsmanblog.com

1. Authenticity - A large part of a historic home's character is held in its windows. Original historic windows were custom built to fit their frames and complement the design of the house in a way that no replacement can.

2. Quality - Not just of materials like old-growth wood which is more rot and insect resistant than today's options, but also the quality of the workmanship. Historic windows traditionally have pegged mortise and tenon joints which are the strongest and most stable joints made by Master Carpenters.

3. Repairable - Historic windows are simple to repair. Their parts (cords, pulleys, locks, etc.) along with individual glass panes and glazing putty are designed to be easily replaced or repaired when they reach the end of their usable life. They can be restored many times and their lives extended into centuries of use! This provides a more economical and less intrusive repair process that is more maintenance and less full scale replacement.

4. Resale - Buyers of historic properties will pay a premium for homes with their original features still intact. The most important features looked for by buyers are original floors and windows.

5. Efficiency - Windows account for only 10% of energy loss in a typical home (much less than attics and doors), but when tuned and weatherstripped properly historic windows can be efficient windows. And with the addition of historic storm windows a single-paned historic window can match a replacement window's efficiency. And the historic storm window will lengthen the life of the window it protects.

6. Operability - The pulley and weight counter balance system used in most double hung historic windows has never been improved upon. It provides the greatest ease of use through decades of time with minimal maintenance. And Historic windows are designed to operate smoothly with greater tolerances to building movement and other issues that inevitably arise. Spring tensioned replacement windows become harder and harder to

operate after years of use and require much more maintenance.

7. Lead Safety - By restoring your windows once you can assuage all your lead paint concerns. Once they have been stripped and fully restored the fears of lead paint are no longer an issue for your historic windows.

8. Sustainability - The greenest window is the one that is already installed. Every year tens of thousands of old windows are brought to the landfill. Most replacement windows have a lifespan of 20-25 years and when a historic window could have lasted 100+ years installing a replacement results in almost 5 times more future window replacements over the next century.

9. Return On Investment (ROI) - 41.5 years. That is the amount of time it will take you to recover the financial investment of a new window. And since the typical life span of a replacement window is only 20 years, that makes replacement windows a very bad investment.