



# Heritage NEWS

MARCH 2015

Lis Knibbe, an architect with over 30 years experience in architecture and historic preservation, started her career in Ypsilanti. She specializes in the adaptive use of historic buildings, and has served as architect on a wide range of adaptive use projects to facilitate the rehabilitation and expansion of historic buildings to meet contemporary needs. She has special expertise and experience in historic tax credit programs and has assisted clients in designing projects that meet state and federal historic preservation standards.

She is now in Detroit working on an interesting variety of buildings including some designed by renowned architects - Albert Kahn, Mies vanderRohe, and Minoru Yamasaki.

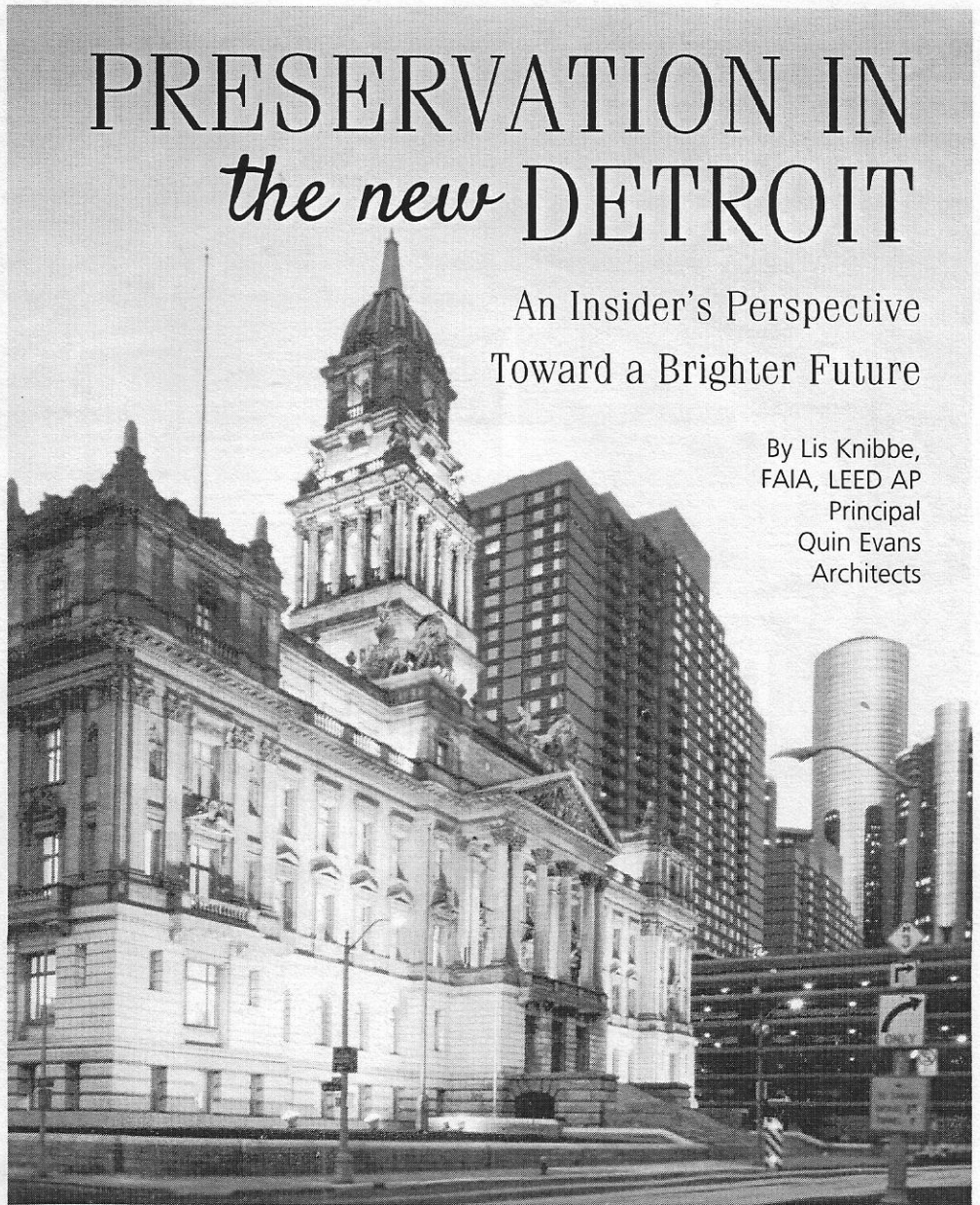
At our March, 18th meeting, Lis will give us an update of the preservation that is happening in Detroit. She'll present some of her projects and give an insider's perspective on Detroit's first steps toward a brighter future.

*Please join us on Wednesday, March 18, at 7:30 pm at the Ladies' Literary Club, 218 N. Washington Street in Ypsilanti for this outstanding presentation. The public is welcome and refreshments will be served.*

## PRESERVATION IN *the new* DETROIT

An Insider's Perspective  
Toward a Brighter Future

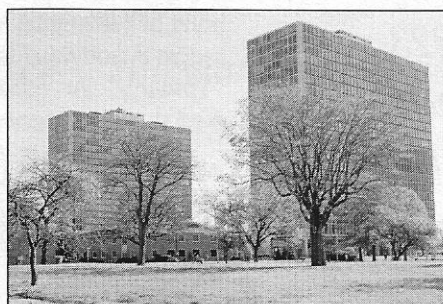
By Lis Knibbe,  
FAIA, LEED AP  
Principal  
Quin Evans  
Architects



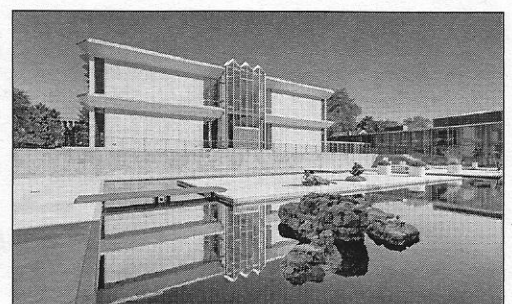
Old Wayne County Building



Sherbrooke Manor



Lafayette Towers

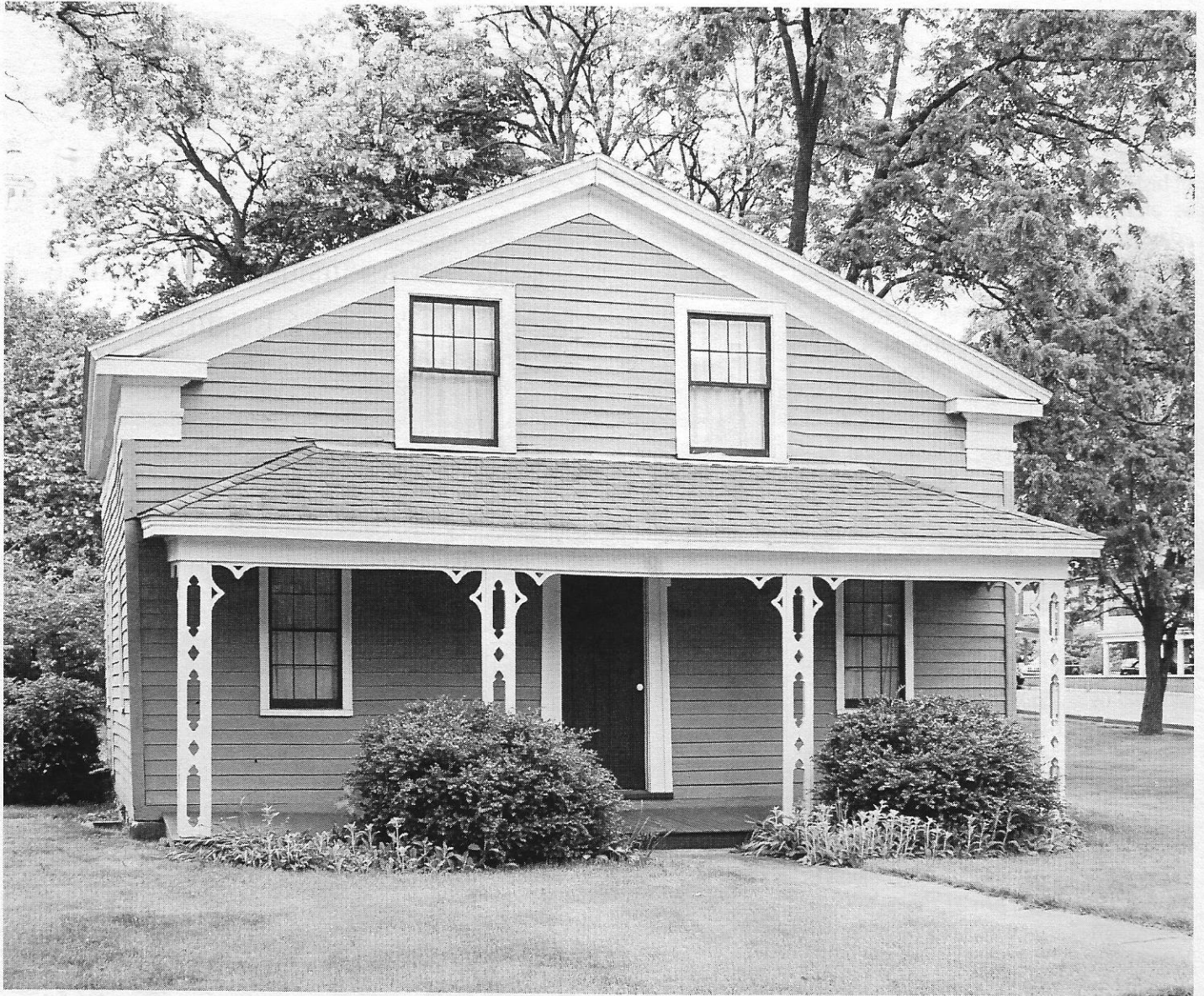


McGregor Memorial Conference Center

# The Towner House

## History Preserved for Future Generations

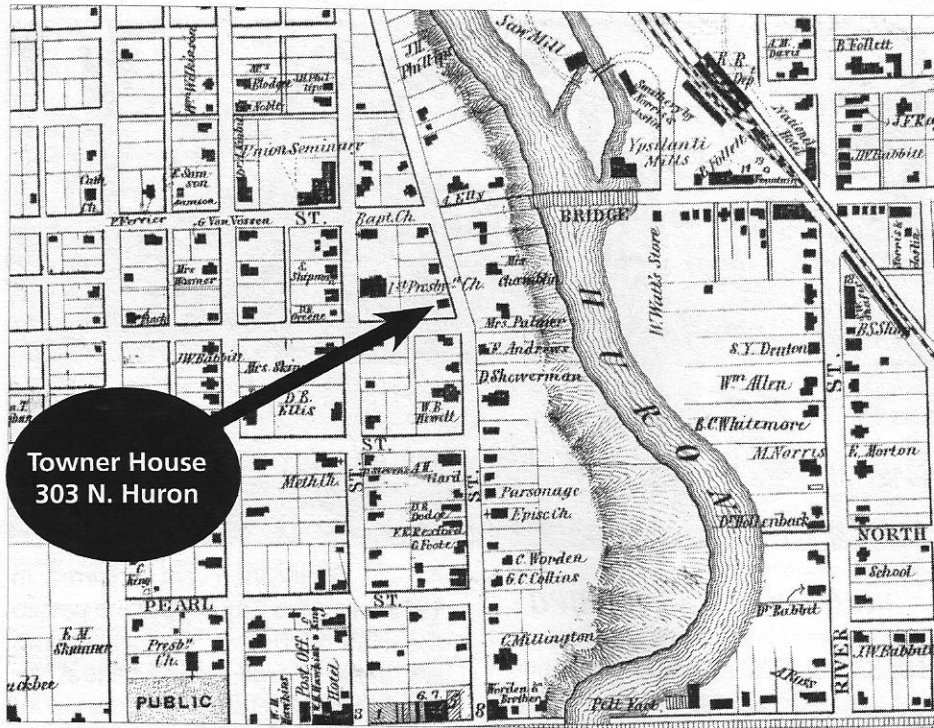
By John Harrington, President Towner House Foundation



*Woodruff's Grove was established as a pioneer settlement in 1823. Judge August Woodward of Detroit bought acres around Woodruff's Grove and plotted it for a village.*

Many Americans at that time had sympathy and support for the Greek struggle for independence from Turkey. The actions of Demetrius Ypsilanti, a Greek general, so impressed Judge Woodward that he suggested the village be named "Ypsilanti". An action of the Michigan State Legislature created the settlement of Ypsilanti in 1832.

Westward expansion brought many new settlers to the Ohio Valley region. The road from Detroit to Chicago, now Michigan Avenue, was opened in 1835. The Central Road railroad



Late 1830s map of Washtenaw County, Michigan : from actual surveys / by G.R. Bechler & E. Wenig, engraved by B. Matthias. (Library of Congress)

started train service through Ypsilanti in 1838.

John Pierce, Michigan’s first Superintendent of Public Instruction, urged the Michigan Legislature to establish a school for training teachers in 1837. Michigan Normal College was founded in 1849, which is now Eastern Michigan University.

Against this backdrop of major developments, homes in Ypsilanti started to change. The movement away from log cabins and simple wood frame homes to a more stylized type of structure had begun.

Marcus Lane and Argden Ballard purchased the property where the Towner House now resides for \$181.37 in February 1836. In April of 1837 Mr. Ballard and his wife quit their claim to the deed for the sum of \$500. Marcus Lane became the sole owner. Both men made significant contributions to other major buildings in the neighborhood, notably the Ladies’ Literary Club and the Breakey Mansion. Marcus Lane was one of the first lawyers in this area and later became a judge. He was one of the founding members of the Vigilance Committee

to maintain law and order within Ypsilanti. He was also one of the original partners in the first banking endeavor to form in this community. Marcus Lane died in 1840. The executor of his estate was John Geddes, a well-known businessman, who operated a saw mill, flour mill and plaster mill.

The current building at 303 North Huron still stands on its original stone foundation. It is post and beam construction with most of the original beams still intact. The style is Greek Revival which was very popular in the 1830-1840s. The current structure is the same size and shape as the original structure built in 1837.

*The current building at 303 North Huron still stands on its original stone foundation.*

In March of 1842 the property was sold to Charles Lane, brother of Marcus. He lived in the house for 5 years then sold it to John Warden. After a few months John Warden sold it to Lew Morey who lived there for four years. In March of 1851 the house was sold to Nancy Spencer Towner, widow of Ephraim Towner. Nancy had several children from a previous marriage including Jennette Spencer. Ephraim had eight children by his first wife Anna who died in child birth in 1816. Norman Towner was his youngest.

Norman Towner and Jennette Spencer married in May of 1854. Step brother and step sister became husband and wife. With the death of Nancy the couple moved into the home around 1858.



Norman Towner



Jennette Spencer

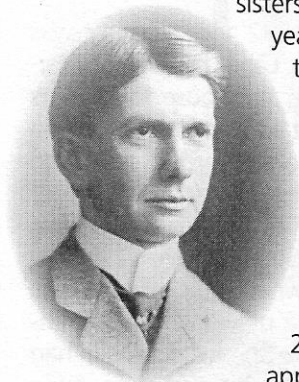
Norman became City Clerk in 1870. His later job was as a book-keeper for a local farm implement company. The couple had five children, two of whom died at a young age. The remaining three children, daughters Anna and Caroline and son Tracy lived in the home their entire lives. Because of the almost 100 years of occupancy by the Towner family, the home received its name “The Towner House”.

Anna graduated from Michigan State Normal College in 1880. She was a career teacher in the Ypsilanti Union School. She died in 1949 at the age of 89.

Caroline taught voice at the Conservatory under Professor Frederic Pease. She died in 1951 at the age of 95.

Tracy Lay Towner was educated in the early public school system of Ypsilanti called the Old Seminary, as were his

sisters. After several years of apprenticeship, Tracy attended the University of Michigan Law school and graduated in 1888.



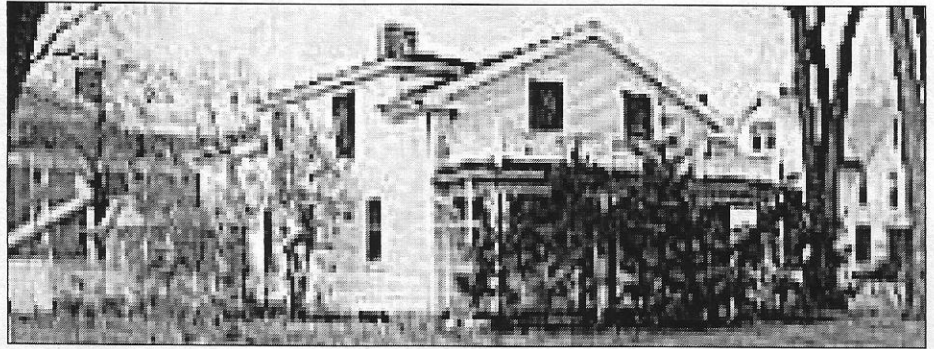
Tracy Lay Towner

At the age of 26, Tracy was appointed to the Circuit Court as a

commissioner; the youngest person to hold that position up to that time. He became Ypsilanti's City Attorney and was elected Mayor, serving from 1910-1912. Tracy worked as an insurance attorney until his death in 1943. His office was located in the Ypsilanti Savings Bank building at 1 South Huron Street (the current City Hall). Neither he nor his two sisters ever married.

While the Towners owned the house, additions were added and a garage was built, more than doubling the size of the original structure. Since the Towners had no heirs, the house was left to St. Luke's Episcopal Church.

In 1951 G.L. Stewart and his family bought the house and occupied it until 1968. For the following 4 years the house was a rental property. The First Presbyterian Church of Ypsilanti purchased the property in 1972. The church razed a newer house that was located between the Towner house



1950s photo of the Towner House when it was owned and occupied by the Stewart family.

*A group called the Ypsilanti Heritage Foundation was formed to save the Towner House from demolition.*

and the church building. Their next step would have been to demolish the Towner House.

A group called the Ypsilanti Heritage Foundation was formed to save the Towner House from demolition. A lease agreement between the Presbyterian Church and the Heritage Foundation was formed in 1975. Gary Decker, who worked in the EMU theater department, moved into the house. A new heating system and other improvements were made at that time. After 6 years, Gary Decker moved out

and the lease between the Heritage Foundation and the First Presbyterian church expired.

A very significant event occurred in 1978 when the City of Ypsilanti passed the Historic District Ordinance. This law made a large part of central Ypsilanti a historic district. Buildings located within the designated area could not be demolished or altered without consent of the Historic District Commission. Ypsilanti became the second largest Historic District in the State of Michigan, and the Towner House is within its boundaries.

The Ypsilanti Historical Society, which operates the Historical Museum located at 220 North Huron, leased the Towner House for a Children's Museum starting in 1982. The purpose of the Children's Museum was to provide a hands-on learning for children under the age of 16.

Elementary age school children were invited to the Towner House for demonstrations and activities illustrating



Towner House showing the additions that the Towner family had added while they owned the property. These additions were removed as part of the consent agreement between the City of Ypsilanti and the First Presbyterian Church.



Don Randazzo restoring the back of the house after the removal of the additions.



Towner House 1999 prior to exterior renovations.



Towner House 2014 after exterior renovations.

early life in Ypsilanti. The Presbyterian Church and Historical Society signed a 10-year lease but by 1990 the Children's Museum ceased to exist.

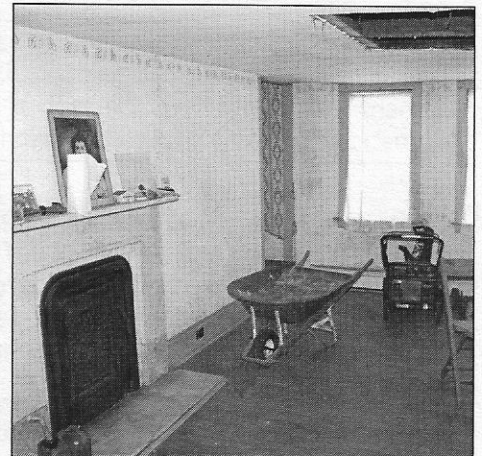
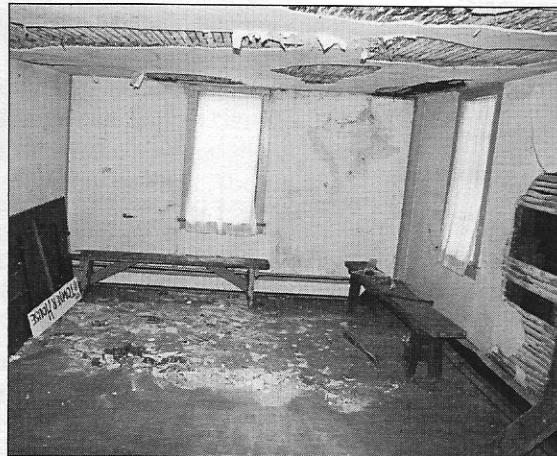
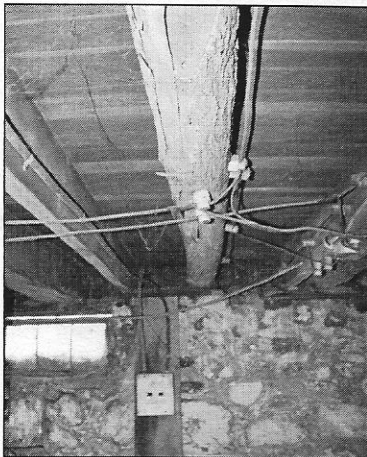
The Towner House fell into disrepair and in 1992 petitions were submitted to the Historic District Commission (HDC) for permission to demolish the structure. The HDC denied the request and a lengthy court battle began between the church and the City of Ypsilanti. By 1999, a consent agreement between both parties was reached using a mediator. It called for the removal of all of the additions back to the original structure and the installation of a new roof structure. The final piece of the agreement called for a committee of citizens to be in charge of maintenance and repair of the building. The length of the agreement was 25 years.

The group became the Towner House Foundation, LLC recognized by the Federal Government as a 501(c) 3 non-profit entity. Between 2000 and 2007, the Foundation painted the structure, repaired windows and doors, replaced front and back porches, resided the back west wall and repaired the west wall foundation.

For the first time in many years the Towner House looked good. Internally the house is just a shell, plaster is falling from walls and ceilings. It needs all of the mechanicals; heating, wiring and plumbing which is estimated to cost over \$100,000. Without the ownership of the property, the Towner House Foundation could not apply for grants to start the interior restoration. To make things worse, a major recession hit Michigan in 2009 leaving

many non-profit organizations struggling for money. In 2012 The Towner House Foundation started negotiations with the Church and, on December 30, 2014, the Towner House Foundation purchased the property from the First Presbyterian Church. Eastern Michigan University's Preservation Department has offered to partner with the Foundation to help preserve and rehabilitate the building.

Many thanks go out in large part to the Ypsilanti Heritage Foundation and its financial support in the purchase of the home, to the City administrators and legal boards that worked with us throughout the process of the purchase. Finally, to the First Presbyterian Church membership and Session, without their help none of this would have been possible.



Interior shots of the Towner House as it stands today. Left photos shows the original timbers that still exist, knob and tube wiring and the Michigan basement foundation. Center and right photos show two of the first floor rooms that are in need of repair.



The Towner House Foundation Launches

# Restore the Towner House BRICKbyBRICK

**\$100 - 4" x 8" Standard Brick**  
(3 lines - 14 characters/spaces per line)


(4" x 8" Brick example)

**Happy Birthday  
Hannah Jewitt  
July 14, 2015**

**\$250 - 8" x 8" Standard Brick**  
(5 lines - 14 characters/spaces per line)


(8" x 8" Brick example)

**Ypsilanti  
Heritage  
Foundation**  
*protecting the past  
for the future*

*Note: Bricks will  
be placed along  
the front and  
back walks of the  
Towner House*

*Note: Simple logos can be engraved in  
both the 4" x 8" and 8" x 8" bricks  
for an additional \$25 charge.  
Please include the logo pattern  
with this form.*

For more information regarding the Brick by Brick fund raiser contact John Harrington 734 482-4209

Name \_\_\_\_\_

Credit Card  Visa  MasterCard  Discover

Address \_\_\_\_\_

Credit Card Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Expiration Date \_\_\_\_\_ Security Code \_\_\_\_\_

Phone \_\_\_\_\_ email \_\_\_\_\_

Please send your payment to the **Towner House Foundation**, 209 North Huron Street, Ypsilanti, MI 48197, along with a copy of this order form. The Internal Revenue Service has designated the Towner House Foundation as an organization described in section 501(c)(3) of the Internal Revenue Code. A signed copy of this page will be sent to you for your records.

\$ \_\_\_\_\_ Check/MoneyOrder/Credit Card

Towner House Foundation Officer Signature \_\_\_\_\_ Date \_\_\_\_\_

John Harrington, President

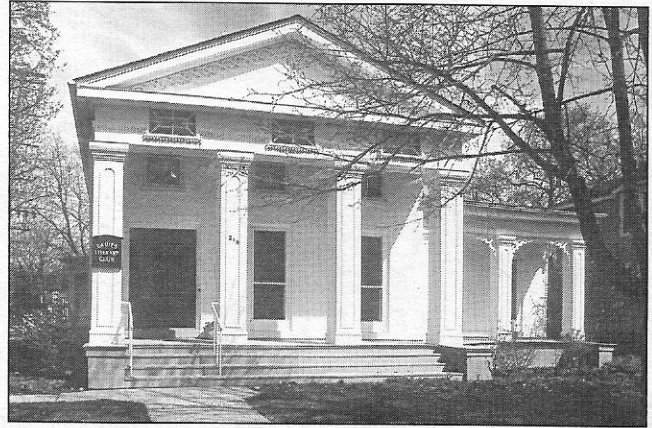
**Brick by Brick Project proceeds are designated to restore the Towner House**

# Greek Revival Style Architecture (1820-1840)

by William Nickels



Ballard-Breakey House, 125 North Huron Street



Ladies' Literary Club, 218 North Washington Street

The first citizens of North America brought their European ways with them, including their architecture. During the early 1800s, American interest in Greek history developed as a result of increasing Greek commerce and Greek nationalism. This interest grew into modeling Greek culture by creating the first truly American architecture – architecture that mimicked the temples of Greece. The builders of the new American republic seized upon the classic designs of that other early republic, Greece. The resulting architectural style became known as Greek Revival and can be best pictured by thinking of taking the Parthenon from the top of the Acropolis in Athens, scaling it down to the size of a house, cutting in windows and doors, and placing the house in an American village. The idea was to make a house that resembled a Greek temple, since the Greek forms were thought to embody purity and the ideals of democracy. Because southern plantation houses built before the Civil War were almost always of this style, Greek Revival architecture is familiar to us from movies and television.

The basic form of a Greek Revival house is a rectangular block of one or two stories, sometimes with one-story side wings. Viewed from the front, Greek Revival houses have a low pitched gable roof with little overhang. Windows are double-hung, often shuttered. Small windows, called clerestory windows, found on some houses under the eaves at the 2nd story level, bring light into the upper story or attic. The front door may be single or double, centered or set off to one side, often with side lights and a rectangular transom.

Many variants of the style exist, the most common of which are the temple form and the vernacular form. The temple form displays prominent classic Greek columns, either square or round, and a large triangular pediment. Wide trim, called an entablature, outlines the pediment and may encircle the entire house. Local examples of the temple form are the Ballard-Breakey house at 125 North Huron and the Ladies Liter-

ary Club at 218 North Washington. The rear portion of the Ballard-Breakey house was built about 1830 at the beginning of the style's popularity and the large front portion was added in about 1850 as the popularity of the style waned. The Ladies' Literary Club was built in 1842 at the height of the style's popularity in Ypsilanti.



Towner House, 303 North Huron Street

The vernacular form, a modification of the temple form, was developed for smaller, less expensive homes and has no columns. It may have a small porch at the entry or no porch at all. These vernacular houses maintained the shallow, sloped roof, resulting in a triangular pediment, but the bottom trim of the pediment disappeared and left in its place remnants of the trim, which are called returns, at each corner of the gable. The Towner House at 303 North Huron, built in 1837, and with a porch of a different style added at a later date, is an excellent local example of vernacular Greek Revival architecture. The Starkweather house at 1266 Huron River Drive, built about 1840, is another vernacular form, with a front porch atypical of the style.

A less frequently seen variant is the beautiful hip-roofed Greek Revival at 112 South Washington, built in 1845. Because it has no gable roof, it does not have the familiar triangular pediment. It does, however, have the characteristic clerestory windows.

The Ladies' Literary Club and the Towner House are both constructed of wood. The Ballard-Breakey house and the house at 112 South Washington are constructed of brick. A ride out into western Washtenaw will be rewarded with views of several other brick examples, as well as seldom seen stone Greek Revival structures.

The Greek Revival period and style in America was followed over the succeeding years by many other styles, but it alone remains as the first uniquely American architectural style.



The Ypsilanti Heritage Foundation

# Heritage News

945 Sheridan | Ypsilanti, MI 48197

## Ypsilanti Heritage Foundation Board Members

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Pattie Harrington  
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*“It has been said that, at it's best, preservation engages the past in a conversation with the present over a mutual concern for the future.”*

-William Murtagh, first keeper of the National Register of Historic Places

*See you at the March Meeting - Wednesday, March 18, 2015 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](http://www.yhf.org)

38th Annual  
Historic  
**HOME  
TOUR**

June 28, 2015



SAVE THE DATE  
**JUNE 28, 2015**

Mark your Calendar!

*The annual home tour* is just around the corner on Sunday, June 28, 2015 from noon to 5 p.m. We look forward to a nice warm day in June to highlight the wonderful diversity of historic architecture in our community.

The historic home tour is the major fund raiser for the Ypsilanti Heritage Foundation. We are proud to announce we were able to assist the Towner House Foundation in purchasing the Towner House at 303 N. Huron Street, from annual home tour proceeds.

Show your support for the work of the YHF and the many home owners who value the history of their homes and are willing to share their efforts.

## YHF 2015 Home Tour Locations

206 N. Huron Street  
209 N. Huron Street  
222 N. Huron Street  
303 N. Huron Street  
514 Fairview Circle  
1266 Huron River Drive  
309 N. Grove Street

We look forward to seeing you this year at the tour and thank you for your support in helping to preserve Ypsilanti architecture.



# Heritage NEWS



38th Annual  
*Historic*  
HOME TOUR

Sunday, June 28th  
noon-5p.m.



## Ypsilanti Heritage Foundation 38th Annual Historic *Home Tour*

The 38th Annual Historic Home Tour will take place on Sunday, June 28 from noon - 5 p.m. The homes this year are both residential and commercial.

We are excited this year to share the work in progress at the Towner House, the oldest structure on its original foundation in Washtenaw County. The house has been the center of much controversy over the years, and in 2014 The Heritage Foundation assisted the Towner House Foundation in the purchase of the home. The Towner House Foundation has been working in a collaborative effort with the Eastern Michigan University Preservation Department. During the 2015 winter

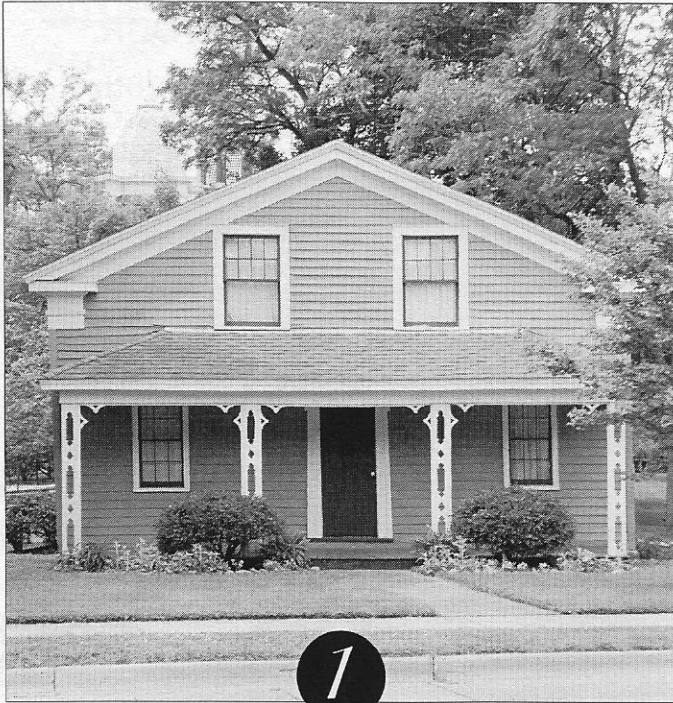
semester graduate students participated in writing an assessment report on the condition of the house, they did research on alternative uses and gathered information for writing grants. In April, the students presented their work to The Towner House and Heritage Foundation Boards. Phase 1 work is in its early stages and is truly a work in progress, however we are happy to share it with our tourgoers.

We would like to thank all of you for your support of the Ypsilanti Heritage Foundation since its inception in 1974. Funds that are raised through our annual home tour and annual membership dues support such efforts like the Towner House. Another recent project that the Foundation

helped fund is the Ypsilanti Freight House. In the past year we have contributed approximately \$24,000 to local preservation projects.

Tickets to the tour can be purchased in advance, 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. Tickets are also available for purchase on the day of the tour at the Home Tour ticket booth in front of the Towner House, Haab's Restaurant and Materials Unlimited, both located on Michigan Avenue.

## 2015 HISTORIC HOME TOUR



303 North Huron Street

### *Towner House Foundation*

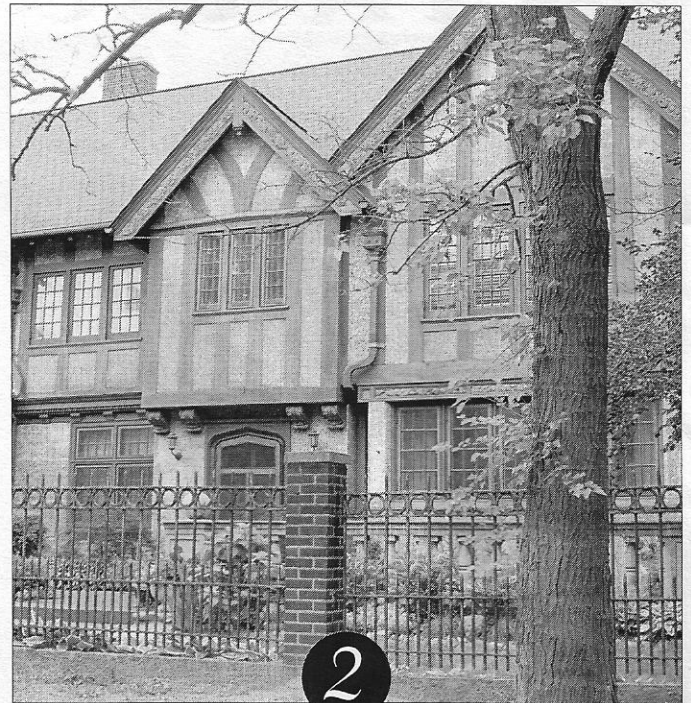
The Towner House was built by Marcus Lane in 1837 in a vernacular Greek Revival style. It is a post-and-beam construction with most of the original beams still intact, and it stands on its original stone foundation.

Lane died in 1840, and in 1842 the house was sold to his brother, Charles. It then had several more owners until it was sold to Nancy Spencer Towner, widow of Ephraim Towner. Both Nancy and Ephraim had several children from previous marriages. Ephraim's youngest son, Norman Towner, married Jennette Spencer, daughter of Nancy, in May of 1854, and they moved into the home in 1858, after Nancy's death. Norman Towner became the City Clerk in 1870 and later worked as a bookkeeper. Norman and Jennette lived in the home with daughters Anna and Caroline and son Tracy. After almost 100 years of occupancy by the family, the house became known as "The Towner House." During the Towner family's residency, the house was more than doubled in size and a garage was built.

Tracy Towner was appointed to the Circuit Court as a commissioner, the youngest person to hold that position at the time. Later he became Ypsilanti's city attorney and was elected mayor in 1912. Tracy died in 1943. Neither he nor either of his sisters ever married, and the house was left to St. Luke's Episcopal Church. In 1952 the house was purchased by G. L. Stewart; he and his family lived there until 1968. It served as a rental property for four years and then was purchased by the First Presbyterian Church, which planned to raze it.

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

The house's exterior is mostly restored, the interior is a shell, still in need of much repair work.



209 North Huron Street

### *John & Pattie Harrington*

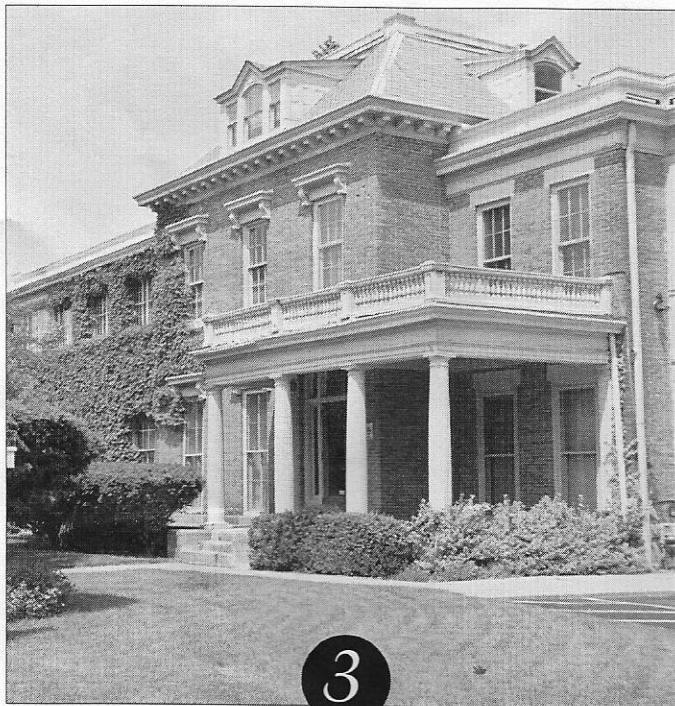
Built in 1921 by Edward and Jennie Quirk Cornwell, this handsome Tudor Revival Style home is distinctive, not only as an excellent example of its style but also because it represents the merger of two of Ypsilanti's most prominent families, the Quirks and the Cornwells. Both families were active in business, industry, and community affairs and resided on this street: the Quirks across the street at 304 N. Huron, and the Cornwells next door at 201 N. Huron. This house was designed primarily for entertaining since Edward and Jennie were both in their forties when they married and had no children. Many notable people were guests at the Cornwell house, including Henry Ford and Governor G. Mennen Williams, who was married to Jennie Cornwell's niece.

Because the design of the house was too large for its 80' x 170' lot, the front entrance and facade were situated facing south toward the Cornwell Mansion. It was constructed of stucco spread over wooden lath and finished using the "pebble-dash" method with wooden beams, stained dark brown in the classic Tudor Style. Many of the original decorative plaster panels still exist. They can be seen on some of the gables and along the roofline on the south side of the house.

Jennie Cornwell lived in the house until her death in December of 1959, 2 days short of her 100th birthday. The home has had a few owners since the Cornwells and was divided at one time into 13 rooms and apartments for student housing. The main part of the house is now restored as before and is the residence of John and Pattie Harrington. It features a large foyer with a winding staircase, a living room with a marble fireplace and built-in leaded glass bookcases, original chandeliers and sconces, and the original butler's pantry. Other areas of the home have been converted to 3 additional apartments. The 2-floor, 1,800 square foot apartment that includes the maid and butler's quarters and the attic will also be featured on the tour.

The property is co-owned by the Harrington's and Joseph D. Lawrence.

## 2015 HISTORIC HOME TOUR



3

206 North Huron Street

*Manchester & Associates*

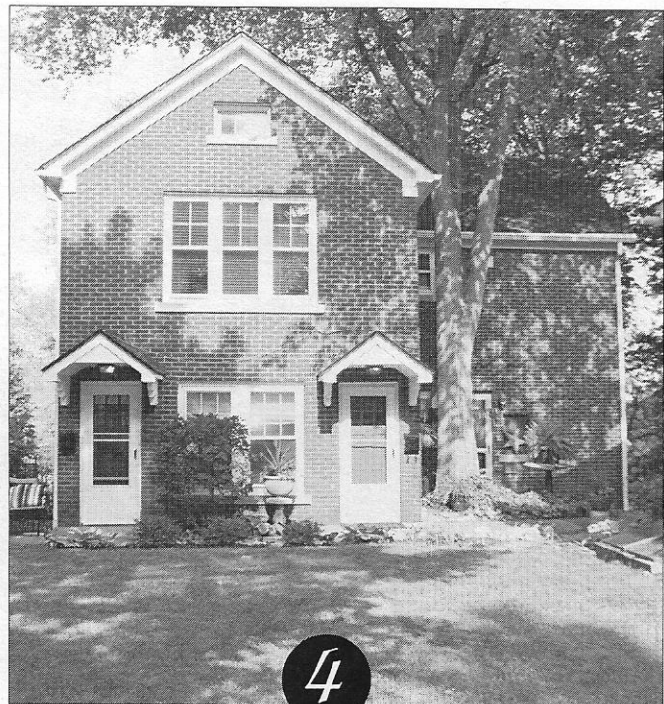
206 N. Huron is known to local residents as the Quirk House. It was built in 1860 for Delos Showerman, a haberdasher. Subsequent owners included a Civil War officer, a professor, and the owners of several flour mills. Its most famous resident, though, was Daniel Quirk, Jr., the son of the founder of Peninsular Paper Company and the National Bank of Ypsilanti. He himself served as mayor of Ypsilanti from 1947-1952 and established the Ypsilanti Opera House.

The house is a charming blend of Italianate, Georgian, and Colonial Revival styles. In its early days, the property extended all the way to the Huron River. Beautiful terraced gardens ran across the slope of hill. There was a tennis court for the Quirks to use on lazy Sunday afternoons. Horses were housed in the carriage house out back.

Daniel Jr. and his wife, Julia, had four children. One of the children, Nancy, married G. Mennen Williams, a former governor of the state of Michigan.

The City of Ypsilanti owned the house from 1961 to 1978. When it was a municipal building, the city attorney and the Department of Parks and Recreation had offices on the second floor. The 14th Circuit Court operated out of the library addition built by Quirk in 1927. Reporters and observers sat in the balcony, watching the trials play out.

The house currently serves as the offices of Manchester & Associates, attorneys at law. The library has been preserved and looks much as it did when the Quirks resided there.



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222 North Huron Street

*Lynda Hummel*

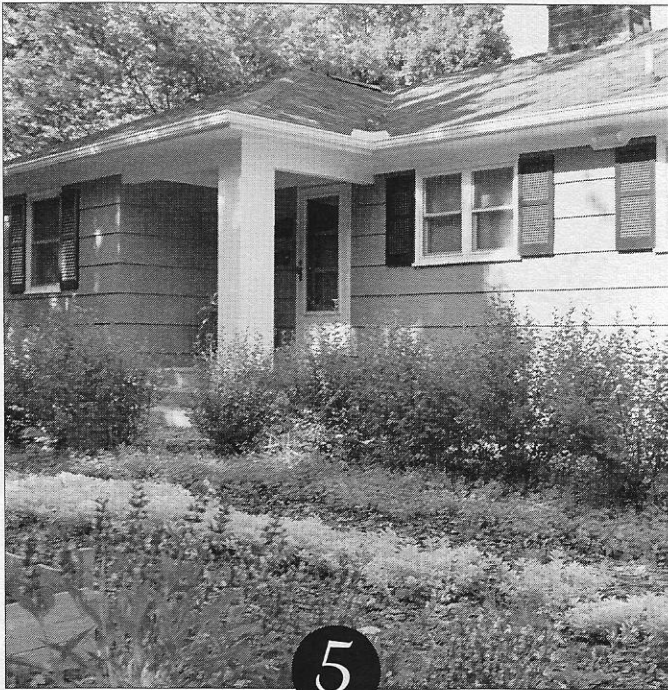
This former carriage barn was added to the property of 220 N. Huron sometime between 1865 and 1895. Asa Dow, who followed Daniel Quirk to Ypsilanti, was the first to build a home on North Huron, around 1860. The home was sold in 1865 to Aaron H. Goodrich, who resided in the home, with several servants and boarders, until 1879. Lambert Barnes, a president of Peninsular Paper Company and two-term mayor, purchased the home in 1879, and his family resided there until at least 1920.

We believe that the carriage house was still used for horses and a carriage until the mid- to late-1920s. Records indicate that by 1927, the house had been turned into flats and the carriage barn was listed as an automobile garage. The home itself had been converted into apartments as early as 1922, when Laverne Ross purchased it. Records indicate that the carriage house may have first been rented in 1930 to Elsie Andrews, a librarian at the Michigan State Normal College. The Dean of Women at the college, Lydia Jones, resided in the apartment from 1931-1933. The apartment has seen many tenants during the years, most of whom stayed only a year or two. The exception was Ruth MacKenzie, the office secretary for Freeman-Bunting Agency, who resided here from 1965-1976.

The City of Ypsilanti purchased the home in 1966 with the intention of converting it into the Ypsilanti Historical Museum. The Ypsilanti Historical Society purchased the museum from the City in 2006, and the archives were stored in the carriage house from 2002-07.

Current resident Lynda Hummel has lived here since June 2004 and has personalized it with many interesting and unique "finds." As a professional photographer, she has an eye for art and enjoys the work of folk artists whom she has personally met. We think you will enjoy this re-use of an historical structure – one with an amazing view.

## 2015 HISTORIC HOME TOUR



309 North Grove Street

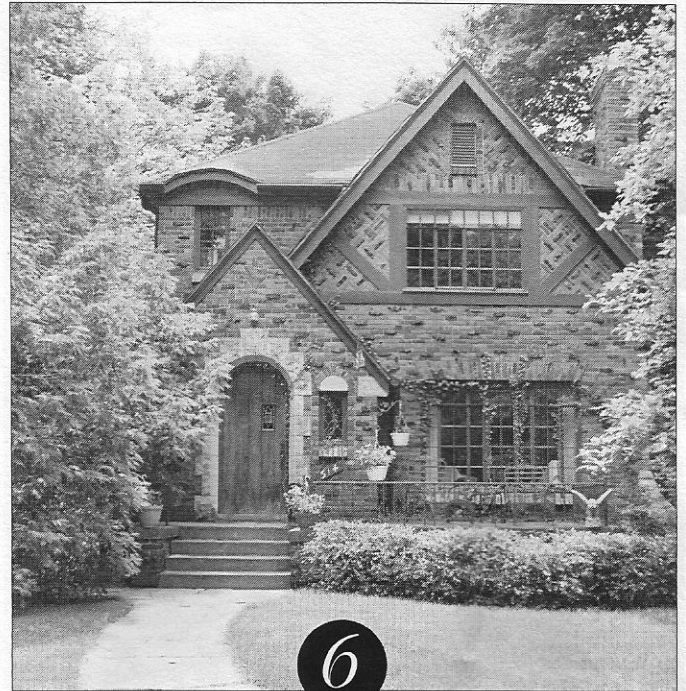
*Joel Baetens &  
Jessica Minor-Baetens*

The invitingly low and sprawling expanse of the soft grey and white mid century ranch owned by Joel Baetens and Jessica Minor-Baetens is atypical of the housing stock usually found in the historic east side neighborhood where Victorian-era houses abound.

309 N. Grove was constructed in 1956 by local builder Fred Dieterle after he divided his parcel in two in order to construct a stylish "modern" ranch house for himself and his family. The lot with a Gothic residence that sits on the northwest corner of Grove and High Streets had originally extended north to the alley before Fred followed in the footsteps of his brother (another local builder), Jake Dieterle, who had recently finished a ranch for himself on West Michigan Ave just outside of town.

Despite several changes in ownership, this cool mid century ranch has remained largely intact, the most extensive previous alterations being the kitchen, the conversion of the garage into a living room, and the addition of a three-seasons room off the rear master bedroom.

Joel and Jessica wasted no time upon purchasing the home, and in just under three years have painted the interior and exterior, repaired the porch, implemented organic landscaping to include food plants and granite stones, installed a corn-based carpet in the fireplace room, and placed energy-efficient USA-built appliances and LED lighting in the home. The couple have plans to refinish the basement with a vintage flair and install electric vehicle charging equipment: a truly forward-thinking enhancement!



514 Fairview Circle

*John Bailey*

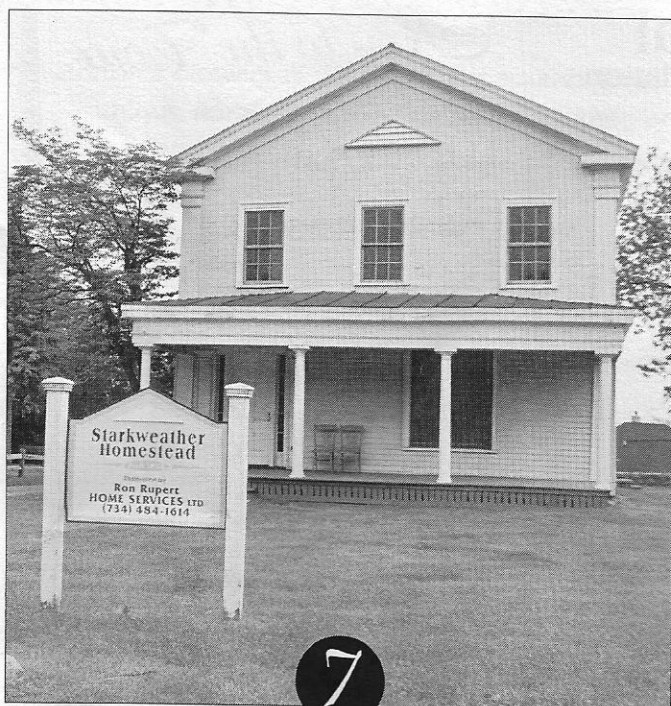
This regal English Tudor was built in 1932 by William Lewis, an employee of the Michigan Ladder Company, and his wife, Lena. Marie Goodnow became the second owner in the 1940s, marrying Thomas Burns in 1953 and becoming a widow three years later. After her death in 1965, Robert and Rosemary Bailey bought the home. Their son, local attorney John Bailey, purchased it from his mother's estate in 1999.

John's mother, Rosemary, had quite an eye when it came to furnishing this quality home. She inherited many beautiful antiques from her Illinois father, who claimed to be the largest hog farmer in the country. Rosemary also worked at Treasure Mart in Ann Arbor during the early 1970s, adding to her collections with a discerning eye. John has continued the tradition, acquiring "finds" from estate sales and such.

Tourgoers will appreciate the exquisite exterior brickwork with dark "clinker" bricks jutting out everywhere. John and his brother used to scale the house as if it were a modern-day climbing wall, using the bricks as footholds. Although the home was extremely well constructed, John has upgraded the kitchen and always has a few projects he is working on throughout the home.

To add an element of intrigue, John has placed three common items in each room of the house. See if you can spot them as you make your way through. And don't be surprised if you get a wink from the curved, raised-eyebrow dormer over a front exterior window on your way out.

## 2015 HISTORIC HOME TOUR



Starkweather Farmhouse – 1266 Huron River Drive

### *Ron Rupert*

In March of 1841, John and Mary Ann Starkweather moved to Ypsilanti, where John bought 160 acres on the Huron River and began farming. Records indicate that by 1874, he had 400 acres of land. Starkweather kept abreast of all the latest farming techniques, and his orchard was the finest in the state during the mid-century years. The grain production per acre was high. He also raised horses, and a racecourse was maintained on the farm.

John and Mary Ann lived in the house on the farm for 34 years. In 1875, they retired from farming and moved into the city to a brick Italianate house at 130 North Huron, where John Starkweather died in 1885.

The Starkweathers are both buried in Ypsilanti's Highland Cemetery, just north of another of Mary Ann's gifts to the city, the Starkweather Chapel, a memorial to her husband.

The Starkweather farmhouse exhibits features typical of Greek Revival architecture. Its form consists of a rectangular block of two stories with a front-facing shallow gable roof underlined by a heavy entablature (cornice, frieze, architrave) with large frieze boards and returns. The original roofline and architectural trim remain. The original window and door openings maintain their original size, proportions, and rhythm.

The current owner, Ron Rupert, has been restoring the farmhouse to its original state. He has completed extensive work including tuckpointing of the chimneys and removal of the stucco exterior and the 1950s additions. He has also repaired the original zinc roof, repaired or replaced some of the original cedar lap siding, and replaced the windows with six-over-six double-pane wood windows. The west and south porches were also restored to their original design, replicating original columns and dentil moldings. The home was then painted in its original color scheme. Ron's current project is preserving the interior architectural features including the spiral staircase, the tulip wood floors, the original doors and hardware, door and window trim moldings, and some light fixtures. He has also refurbished two of the three apartments to be used as rental units.

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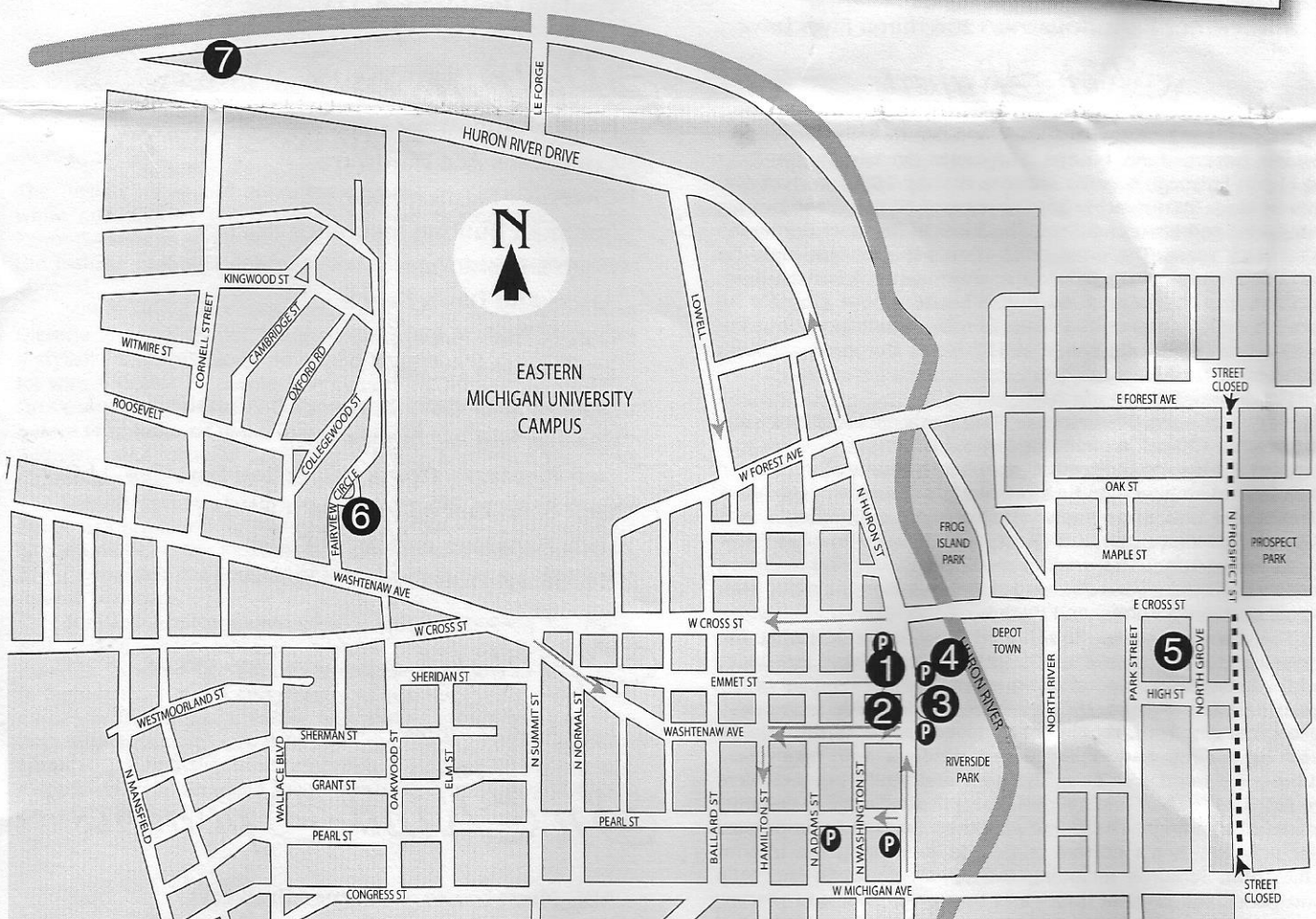
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# 38th Annual Ypsilanti Heritage Foundation *Historic* **HOME TOUR**

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. On the day of the tour, tickets are available at the Home Tour ticket booth in front of the Towner House at 303 North Huron Street, and at Haab's and Materials Unlimited both located on Michigan Avenue.

## *Key to the Tour*

- ❑ 1. 303 North Huron St.
- ❑ 2. 209 North Huron St.
- ❑ 3. 206 North Huron St.
- ❑ 4. 222 North Huron St.
- ❑ 5. 309 North Grove St.
- ❑ 6. 514 Fairview Circle
- ❑ 7. 1266 Huron River Dr.



**Sunday, June 28th from noon-5pm** Tickets are \$10.00 in advance and \$12.00 the day of the tour.

A sincere *thanks* also to . . .

- ≈ Norton's Flowers & Gifts for their stunning and unique floral arrangements for the homes on the tour
- ≈ All of the homeowners, volunteer guides, and ticket sellers
- ≈ Lisa Walters, for editing the home tour booklet
- ≈ Lynda Hummel, for her outstanding photography
- ≈ Pattie Harrington, for her terrific design of the home tour booklet and poster
- ≈ Jan Arps-Prundeanu, for recruiting sponsors for the home tour booklet
- ≈ Haab's Restaurant, Salt City Antiques, and Materials Unlimited, in downtown Ypsilanti; Nelson Amos Studio, in Depot Town; Norton's Flowers and Gifts, on Washtenaw Avenue; and Downtown Home and Garden, in Ann Arbor, for selling tickets before the day of the tour
- ≈ Rick & Carol Leyshock, Paul Schreiber, Bill & Karen Nickles, Barb & Alan Saxton, Peg DuFresne, MJ Dennison, and all the others for their endless planning, preparations and contributions to the after party

## Arbor Brewing Company General Meeting in May

Thank you to Matt and Renee Greff for hosting the May YHF General meeting in May. We had a great turn out, and the presentation was very informative. The building history was fascinating and the tour of the brewery enlightening. They have introduced green renovations into their historic building to include solar-thermal, photovoltaic, and geo-thermal technologies along with other improvements like new windows, solar awnings and energy-efficient chiller equipment. Thanks again to Matt and Renee for their commitment to repurposing a piece of Ypsilanti history!

# 2015

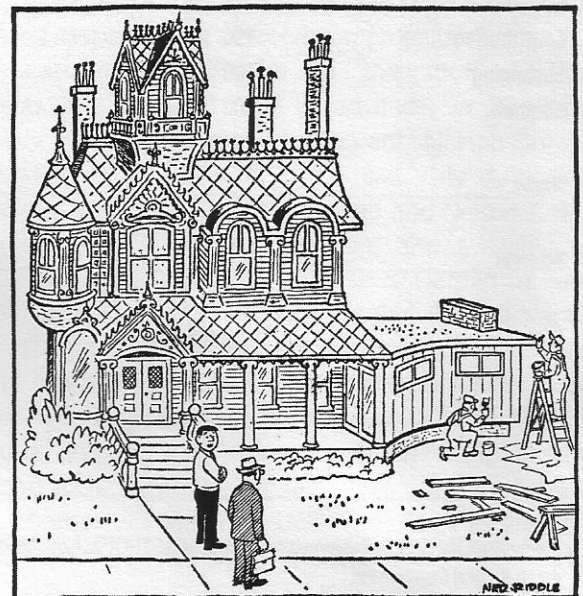
## Historic Markers

### IN YPSILANTI

The 41st annual Heritage Foundation's Marker Award Banquet is set for 6:00 p.m. Wednesday, September 16 at the Ladies' Literary Club. With the date change of the home tour we decided that September would be a better time to celebrate the Annual Historic Markers.

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



*Does it look too tacked on?*



The Ypsilanti Heritage Foundation

# Heritage News

945 Sheridan | Ypsilanti, MI 48197

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 Ypsilanti, MI 48198-2912

*See you at the Home Tour - Sunday, June 28, 2015 - noon-5p.m.*

Heritage News is the newsletter of the Ypsilanti Heritage Foundation. It is published and distributed, free of charge, to the membership by mail.

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## Membership Categories

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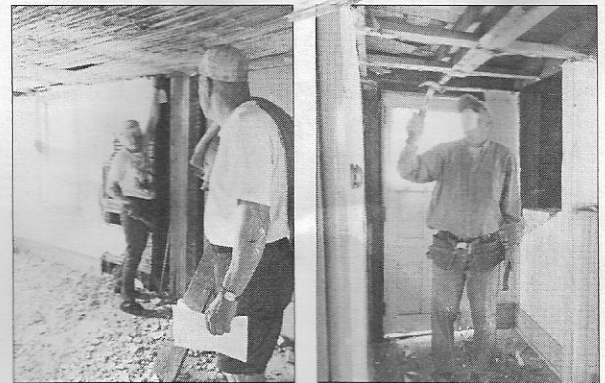
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## Towner rehab begins!

Anyone interested in donating time or money toward Phase I of the rehabilitation contact John Harrington at 734 482-4209 or by email [pklharrington@gmail.com](mailto:pklharrington@gmail.com).