

Heritage NEWS



SEPTEMBER 2019



Stewart and Kathlynn Beal's home on Buffalo Street

Homes or buildings are nominated for this 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
- 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.
- 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

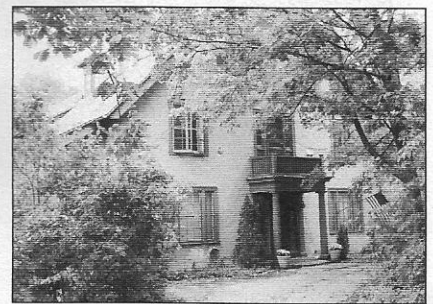
Historic Markers Awarded

ON TUESDAY, OCTOBER 15TH

The 45th annual Heritage Foundation's Marker Award Banquet is set for 6:30 p.m. Tuesday, October 15th at the Ladies' Literary Club. This year we will be honoring the owners of 3 properties, Stewart and Kathlynn Beal for their home on Buffalo Street and Ron Rupert for his home on North Huron and his rental property on Huron River Drive. The event is a potluck dinner that is being coordinated by Peg DuFresne and Jennifer Coulet. Please contact one of them by October 8th via email, text or phone to let them know what favorite dish you will be bringing. An invitation in the mail will have all of the details.

pegdufresne@gmail.com | 734.482.8666
jengoulet77@gmail.com | 734.834.4288

Be sure to save the date and help us celebrate this years' nominees.



Ron Rupert's homes, North Huron (above) and the Starkweather house on Huron River Drive.

GOOD NEWS IN *Ypsilanti*

BY Jane Schmiedeke

It's been a spectacular year for Ypsilanti's historic structures!

DOWNTOWN

Michigan Avenue.

three major projects are underway, all in the 100 block:

100-102 W Michigan, the work being done now is primarily interior. But, from the street, you can look in the storefront windows and see that they have exposed a beautiful historic tin ceiling. The first floor is to be retail, the upper floors residential. The long range plan calls for the removal of the exterior metal panels, something none of us thought we would ever see!



100-102 W. Michigan exterior (above) and interior (below).

101 W Michigan has handsome new windows on the upper floors and the original window hoods and sills have been retained. A portion of the blue enameled panel storefront has been removed to discover precisely what remains underneath. The entire building is to be renovated and an elevator installed at the rear. Retail is intended for the first floor, apartments on the second and third floors

116-118 W Michigan. This project, plagued by problems, is nevertheless progressing on the inside, on the roof-top addition, and on the roof itself. Notice the truly handsome new windows.



116-118 West Michigan Avenue has new windows and a roof-top addition (shown in the top two photos).

DEPOT TOWN

Sidetrack

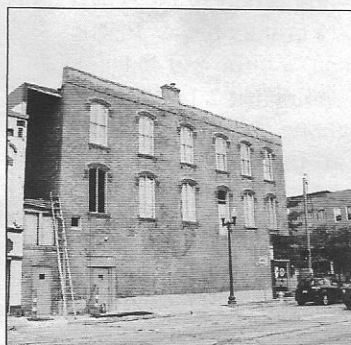
The portion of the front façade that was so badly cobbled up many years ago has been reconstructed as it was originally!



Sidetrack bar and grill in Depot Town with its new façade.



101 West Michigan Avenue has new windows on the second and third floors.



GOOD NEWS IN *Ypsilanti*



The Thompson Block renovation in progress.

Thompson Building

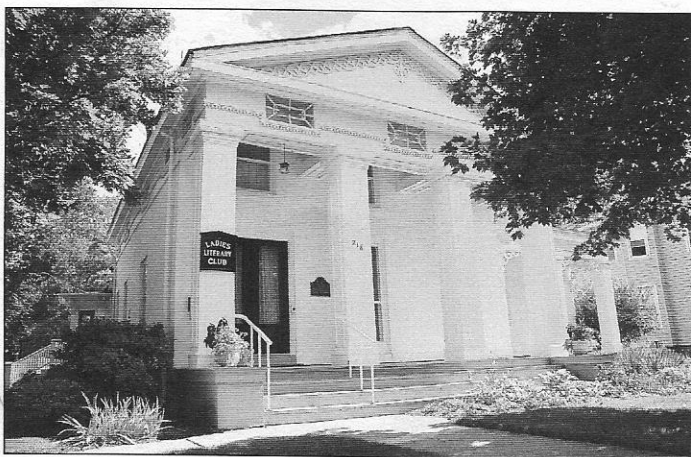
Neglect, abuse, fire – this pre-Civil War building has suffered it all. The restoration we have all been anxiously watching has been truly masterful – these projects don't come any better than this one. Thanks to all involved: owners, architect, construction company, and every person who worked in any capacity – WELL DONE!

ELSEWHERE

Ladies Literary Club

218 North Washington

The most recent work necessary to repair and maintain this significant 1842 Greek Revival structure began when the Ladies' Literary Club Board of Trustees contracted Jeffery Weatherford, MSHP, AIC, Architectural and Furniture Conservator-Historic Preservation Consultant and Steve Stuckey, MA, Graduate Assistant, EMU Historic Preservation Department to conduct a Condi-



Ladies' Literary Club located on North Washington Street.

tion Assessment and Treatment Recommendations report.

Based on that report, the Board of Trustees developed a plan which has included the repair of chimney and roof, reconstruction of the collapsed ADA ramp, and repair of the front columns and foundation.

Now, in 2019, the rear and front porches have been rebuilt and deck and steps replaced with composite materials for longer life.

All work was reviewed and approved by the Ypsilanti Historic District Commission.

Repair of soffits, fascia, cornices, and columns will occur before the entire building is repainted.

The work is aided by the Ypsilanti Heritage Foundation's donation of a portion of the 2019 Home Tour proceeds.

Highland Cemetery

First hurdle for National Register status

On August 13, the Ypsilanti Historic District Commission unanimously approved the application for National Register status for Highland Cemetery, long desired for this amazing rural style cemetery. The next step will be an approval by a state review board in mid-September.

Robert Christensen, retired National Register coordinator at the state's Historic Preservation Office, authored the nomination. Bob has roughly 40 years of experience reviewing nominations and the Highland Cemetery board sought him out after his retirement to work on Highland's application. He had first toured Ypsilanti's cemetery in the early 1980s and had always felt it had the qualities necessary for inclusion on the National Register of Historic Places.

For many years the late Denis Schmiedeke conducted research and generally acted as a cheer leader on the subject of getting Highland on the Register. Bob was able to use the research of Mr. Schmiedeke as an initial foundation and then did exhaustive work, going back to as many original sources as possible.

YHF board member Barry LaRue worked to shepherd the current nomination process in his capacity as Secretary of the board of Highland Cemetery Association. The Ypsilanti Heritage Foundation has contributed funds over the years to support this nomination process and is delighted that Highland Cemetery will be among the few historic cemeteries in the nation with such status!

GOOD NEWS IN *Ypsilanti*

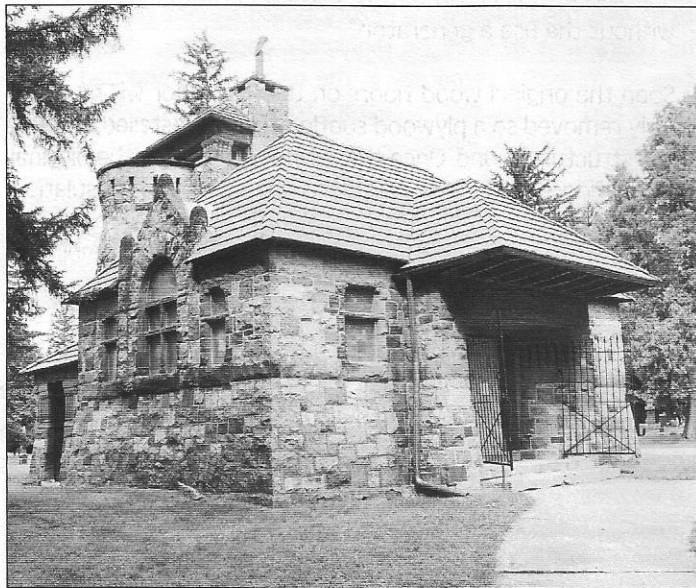
Starkweather Chapel in Highland Cemetery

It's been a banner summer for Highland Cemetery. In addition to the National Register process moving forward, we are pleased to note that the roof of Highland's Starkweather Memorial Chapel has been completed!

The chapel, designed by the Detroit architectural firm of Mason & Rice, was completed in 1888 and is in the Richardsonian Romanesque style. The roof has been restored to match its original red clay tile. The tile, manufactured by the Ohio firm of Ludowici, should give protection to the chapel for around 75 years. Flashing and other details are in copper. Gutters and coping have been added to the tower area to arrest the water infiltration issues that have plagued the chapel almost since its original construction.

As of mid-August carpenters have begun hanging moisture resistant drywall on the ceiling and repairs to the tower's barrel vaulted ceiling will be restored to its original appearance, not seen intact since the late 1950s.

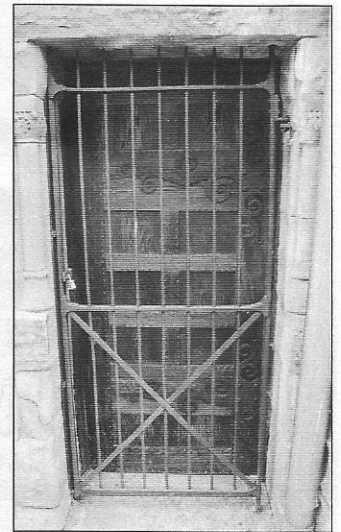
Saline's Building Arts & Conservation has restored the weathered and deteriorated doors and two of the doors have been re-hung. All of the iron security gates have been restored and are also back in place. The remaining doors will be re-hung when the majority of heavy work is completed within the interior to avoid any damage by contractors moving scaffolding, lumber, and tools.



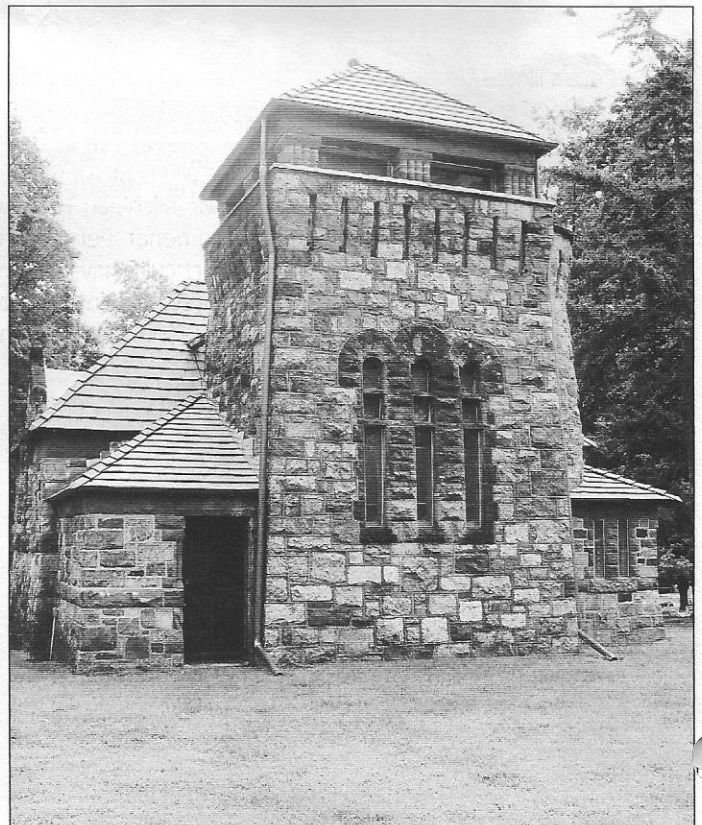
Starkweather Chapel with its newly installed roof, gutters and downspouts.

Featured on this past June's YHF Historic Home Tour, the Starkweather Chapel is intended to resume its intended purpose as a site for memorial services. It will also provide a unique venue for more temporal functions such as corporate gatherings, small music performances, lectures, and the like. The original furniture will be restored to provide seating for approximately 40 persons.

The community should feel free to pay Highland Cemetery a visit and to get out and walk around the Starkweather. It is one of the architectural gems of Ypsilanti. Anyone wishing to contribute to further restoration work on the chapel should visit GoFundMe and type in "Starkweather Chapel." Contributions may also be mailed to Highland Cemetery at 943 North River Street, Ypsilanti, MI 48198 with a reference to the Starkweather Chapel.



One of the doors that has been restored and reinstalled.





Heritage Foundation Honors Pete Murdock

BY Bill Nickels

During the 1980s, shortly after Ypsilanti's Historic District and the Historic District Commission became part of city government, a decision of the Historic District Commission was challenged. At that time, the district and commission had questionable community support. As mayor, Pete Murdock supported the commission. Asked by commission chair Jane Schmiedeke why he took that political risk, he replied "sometimes you have to do what is right." Both the commission and district survived the challenge and became the corner stone of historic preservation in Ypsilanti. As mayor, council member, and resident, Pete continued to support historic preservation in Ypsilanti. When Pete's illness became serious, the Ypsilanti Heritage Foundation decided to honor Pete in some way for his lifetime support of historic preservation. Knowing the improvement and maintenance of Prospect Park was another of his passions; the restoration of the "Prospect Park" State of Michigan Historic Marker was an easy choice. Learning of the honor, Pete wrote "...the City's heritage and Prospect Park in particular have always been important to me, and I have appreciated working closely with the Heritage Foundation to help preserve the built environment of Ypsilanti."

The Ypsilanti Heritage Foundation and the Ann Arbor/Ypsilanti CVB have both given financial support to this project. The marker left Ypsilanti in June and will return in September, restored and reinstalled at the southwest corner of Prospect Park.

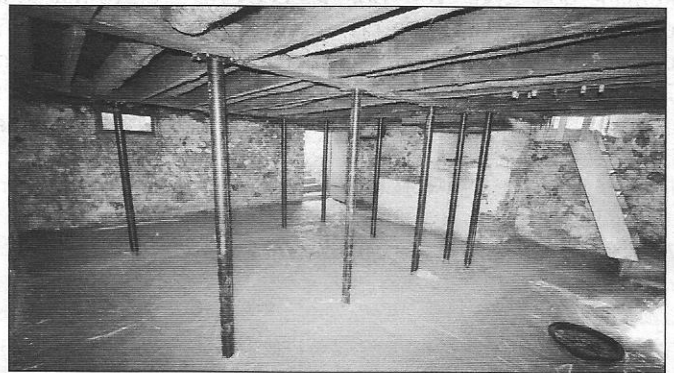


Southwest corner of Prospect Park where the historical marker has been removed.

Towner House Update

After the Towner House was purchased from the First Presbyterian Church a structural engineer was hired to do an assessment of the building. The building was sagging in the center and the outer walls were pulling away from the rest of the house. So he determined that the main beams in the basement would require steel columns and concrete pads for support.

The first corrective action to accomplish this was to hire Dexter Block to remove the old basement floor and add new cement pads and steel columns. A new cement floor was poured in the basement at the same time.



Towner House basement with steel support columns and concrete floor.

Next, the joists on the first and second floors needed reinforcement. This was accomplished by replacing the missing and damaged joists and adding joist hangers. Extra joists have also been added to meet current codes for weight levels.

This summer electricity was run to the house with a new line and service panel. Now work can be done more efficiently without the use a generator.

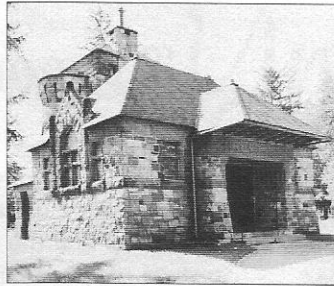
Soon the original wood floors on the first floor will be carefully removed so a plywood subfloor can be installed to keep the structure sound. Once the subfloor is in place the original wood floors will be reinstalled. At the same time, insulation and tar paper will be applied to the inside of the exterior siding to start preparing the interior for wiring and plumbing.

Progress has been slow but steady on the Towner House. As more funding is acquired we will continue to move forward to finish the project. Our goal is to make the house a safe, stable and functional building for future generations to use and enjoy. Thank you to everyone who has helped with this project, with donations, volunteering time and helping with our fundraising efforts

If anyone is interested in seeing the progress at the house, contact John Harrington, President of the Towner House Foundation at 734 482-4209.



Michigan Ladder



Starkweather Chapel



Back Office Studios



216 North Washington

42ND ANNUAL *History* HOMES + HERITAGE TOUR

BY Jennifer Goulet

The sun was shining on Ypsilanti Heritage Foundation's 42nd annual History, Homes + Heritage Tour held on Sunday, June 23, 2019. Since 1977, YHF has proudly showcased our community's wealth of historic architecture and heritage. This year's tour attracted nearly 250 visitors with its interesting array of homes, businesses, works in progress, and community treasures sharing the results of historic preservation and investment in Ypsilanti. We deeply appreciate the gracious hospitality and hard work of our property owners who opened their doors to this year's set of tour sites:

- Starkweather Chapel at Highland Cemetery
- Back Office Studio – Sun Chao, Wayne Millette, and Diana Wong, owners
- Michigan Ladder Company - Tom Harrison, owner
- Carriage Barn at 216 N. Washington Street – Jon Hommes, owner
- 113 Buffalo Street – Stewart and Kathlyn Beal, owners
- 904 Pleasant Drive – Kathleen Dvorak, owner
- 1301 Sherman Street – Dan Stritmatter and Mary O'Neill, owners
- 215 S. Washington Street – Pace and Chantal Nielsen, owners

Each year, the Ypsilanti Heritage Foundation designates a portion of tour proceeds to support a local historic preservation project or initiative. This year, the Foundation was honored to make a \$3,000 contribution to support the Ladies' Literary Club's ongoing historic building renovations at their clubhouse at 218 N. Washington Street. The Ladies' Literary Club was a per-

fect place to host this year's tour after-party to share our appreciation with this year's property owners and volunteers.

This annual tour is made possible by the generosity of our Ypsilanti community sponsors, donors, and partners. Each year, Norton's Flowers & Gifts has generously donated unique floral arrangements for each property and the designs for this year's tour were outstanding. Michigan Ladder Company's arrangement, featuring a vintage toolbox and tools, was a crowd favorite. We thank Norton's and the designers for their support!

The Foundation is also grateful to our local businesses who help to promote and sell tickets for the tour - Aubree's (Depot Town and Whittaker Road), Cultivate Coffee & Tap House, Downtown Home & Garden, The Eyrie, Haab's Restaurant, Materials Unlimited, Norton's Flowers & Gifts, and Salt City Antiques. Our thanks also go to Pattie Harrington for creating our new logo designs, to photographers John Harrington and Zachary Moore, and to Standard Printing. Thank you all!

The tour depends on the dedicated efforts of our team of community volunteers. Our Chief Guides and Tour Guides help organize tour plans with property owners and share unique stories about each property for our visitors. Our Tour Planning Committee (Jan Arps-Prundeanu, MJ Dennison, Jennifer Goulet, Pattie Harrington, Barry LaRue, Scotty James, Erin Mattimoe, Alex and Claudia Pettit, Ron Rupert, and Jane VanBolt) and Party Commit-



113 Buffalo Street



904 Pleasant Drive



215 S. Washington



1301 Sherman Street



Michigan Ladder floral display from Norton's Flowers.



Pace and Chantal Nielsen in their home on South Washington posing by their floral arrangement from Norton's.

tee (Peg DuFresne and Rick Katon, Jeff and Andres Goulet, Carol and Rick Leyshock, Karen and Bill Nickels, Alan and Barb Saxton, and Jane and John VanBolt) contributed time and energy to making the tour and after-party celebration such a great success. Our deepest thanks to each of you!

Plans are underway for next year's tour in June 2020. Interested in helping with planning or have a property for us to consider for next year's tour? Email Jennifer Goulet, Tour Planning Committee Chair at jengoulet77@gmail.com. Visit www.yhf.org to get the latest tour updates for 2020.

A Special Thank You to our Home Tour Sponsors

Bob and Janice Anschuetz
Bank of Ann Arbor
Barr, Anhut & Associates PC Attorneys at Law
Bomber Restaurant
Complete Chiropractic & Bodywork Therapies -
Kathleen Dvorak, DC
Cheryl Farmer
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Jeff and Jennifer Goulet
Haab's Restaurant
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Hinton Real Estate Group Inc.
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Jason and Dawn Keech
Barry LaRue and Kim Clarke
Don and Nancie Loppnow
Materials Unlimited
Dick Mattie & Associates, Reinhart Realty
Maurer Property Management
Terrence J. and Mary Ann McDonald
Michigan Ladder

mix
Peter Murdock /Grace Sweeney
Normal Park Neighborhood Association
Norton's Flowers and Gifts
Bill and Karen Nickels
Representative Ronnie Peterson and Gloria Peterson
Claudia and Alexander Pettit
The Phoenix Company of Washtenaw
Octavian Prundeanu and Jan Arps-Prundeanu
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Paul Schreiber and Penny Schreiber
Jim Shaffer and Associates
Maria Sheler-Edwards
Susan Wineberg
Ypsi Real
Ypsilanti Restoration, LLC



Ypsilanti Heritage Foundation

HOMES + HERITAGE TOUR



The Ypsilanti Heritage Foundation Receives Special Programs/Events Award

NEWS RELEASE - Lansing, MI

"The Historical Society of Michigan announces its 2019 State History Awards, which will be presented during its annual Michigan History Conference in Ludington, Michigan, Sept. 27-29, 2019. The Society presents the State History Awards every year to individuals and organizations that have made outstanding contributions to the appreciation, collection, preservation and/or promotion of state and local history. The awards are the highest recognition presented by the Historical Society of Michigan, the state's official historical society and oldest cultural organization. . . .

"The Historical Society will present a State History Award in the category of Special Programs/Events to the Ypsilanti Heritage Foundation for its "History, Homes + Heritage Tour." Historic house tours offer a popular way to educate the public about the importance of architectural preservation. In 1977, the Ypsilanti Heritage Foundation launched its first historic homes tour. Since then the tour has opened the doors to nearly 300 historic gems in the city. In 2019, the event was renamed the "History, Homes + Heritage Tour" to better showcase other historic buildings, such as stores, schools, churches and factories." . . .



The Ypsilanti Heritage Foundation

Heritage News

945 Sheridan | Ypsilanti, MI 48197



Ypsilanti Heritage Foundation Board Members

Paul Schreiber, President
Jan Arps-Prundeanu, Treasurer
Barry LaRue, Secretary
Jennifer Goulet
Pattie Harrington
Joe Mattimoe
Bill Nickels
Alex Pettit
Claudia Pettit
Hank Prebys
Don Randazzo
Jane Schmiedeke

Jane Schmiedeke
313 High St.
Ypsilanti, MI 48198-2912

SAVE THE DATE *Annual Holiday Party* Saturday December 14th

President's Annual Report

Dear Friends,

In 2019 the Ypsilanti Heritage Foundation supported historic preservation in the City of Ypsilanti with contributions to the Highland Cemetery, Starkweather Chapel, the Ladies' Literary Club, and Prospect Park. The 42nd Annual YHF Home Tour in June enabled the YHF to support these projects while highlighting the historic preservation efforts of businesses, residences, and public buildings.

The Highland Cemetery Association has approved funds for research and preparation of an application for listing Highland Cemetery on the National Register of Historic Places. Over the last few years, the Ypsilanti Heritage Foundation has contributed funding for the application, including \$1,500 in 2019. The application includes principal structures such as the Starkweather Chapel, the Sexton's Cottage, the Flower and Quirk mausoleums, and many other notable monuments. This year the application was completed, approved by the Ypsilanti Historic District Commission, and is now pending at the state level. It is expected that the listing will occur late this year.

In addition, about three years ago the Highland Cemetery Board entered into an agreement with DTE to erect a solar array on an unused portion of cemetery land on Clark Road. The income stream from that agreement enabled the Highland Cemetery Association to borrow funds to complete a historically accurate roof replacement of the Starkweather Chapel. The YHF donated \$2,000 last year and \$1,500 this year toward this effort. With the roof repair now complete, the interior of the chapel is undergoing repairs to the ceiling and walls in the first phase of restoration. While much remains to be done, the chapel will open on

a limited basis for gatherings prior to cemetery tours, lectures, and similar events.

The YHF home tour as of this year has a new name: the History, Homes, and Heritage Tour. The name change highlights the diversity of the properties on the tour this year: four private residences, two businesses, and a carriage barn! Proceeds from the Tour allowed the YHF to donate \$3,000 to Phase 3 of the Ladies' Literary Club renovation of the roof, gabling, and windows. A big thank you to Tour Chair Jennifer Goulet and everyone who volunteered to make it a success! In late September the Historical Society of Michigan gave an award to the 2019 home tour in their Special Program and Events category at their annual State History Conference. YHF board members Jennifer Goulet and Pattie Harrington traveled to Ludington to receive the award.

In May former Ypsilanti mayor and long-time city council member Pete Murdock died of cancer. Pete was an early supporter of the formation of the Ypsilanti Historic District in the 1970s. In honor of Pete's contributions to historic preservation, the YHF has donated funds to renovate the Prospect Park State Historic Marker. Renovation of the marker had been one of Pete's goals. The marker is currently being renovated and will be reinstalled soon.

Look for the YHF to continue supporting historic preservation in the city of Ypsilanti next year and into the future.

Paul Schreiber

President, Ypsilanti Heritage Foundation