

# Heritage NEWS



JANUARY 2024



2023 historic marker award recipient's, Josh and Hannah McCready | 411 North Huron Street | c.1880 architectural style Italianate.

## Historic Markers Awarded

ON TUESDAY, JANUARY 23, 2024

The 46th Heritage Foundation Awards Banquet is set for 6:00 p.m. Tuesday, January 23rd at the Ladies' Literary Club. This year we will be honoring marker recipients from 2020 to 2023. Your invitation should have arrived by now and we are asking that you RSVP to Pattie Harrington by the 16th of January. 209nhuron@gmail.com or text/call 734 929-7119.

The Foundation has been awarding markers since 1977 and celebrating the recipients at a banquet each year. In 2020, due to Covid, we found the need to halt the marker celebrations and we are pleased to reconnect with our friends and have an in person event this year. During Covid the YHF Board continued to meet monthly online and

continued to recognize the hard work that local residents were putting into their properties.

### Marker Qualifications and History

Since 1977, the YHF Historic Structure marker awards program has recognized more than 200 homes, businesses, churches, and other community buildings in Ypsilanti for significant historic architecture and continuing, sensitive maintenance.

Owners of structures that meet certain criteria are recognized for their efforts and white YHF Historic Structure Markers are awarded to publicly identify buildings of special merit.

Over time, some buildings with YHF Historic Building markers have changed owners and may not meet some of the criteria. The YHF encourages owners of historic buildings to maintain these properties to show off the pride and historic heritage of the City of Ypsilanti.



2023 historic marker award recipients, Benjamin and Erin Sauers | 211 E. Forest c.1928 | architectural style Craftsman Front Gable



2023 historic marker award recipients Bill and Regina Knudstrup | 331 Oak c.1850 | architectural style Greek Revival Gable and Wing



2023 historic marker award recipients Richard Nation and Deborah Whelan | 413 Maple c.1851 | architectural style National Folk House

(Marker Home photography by Paul Schreiber)





## 2020 Marker

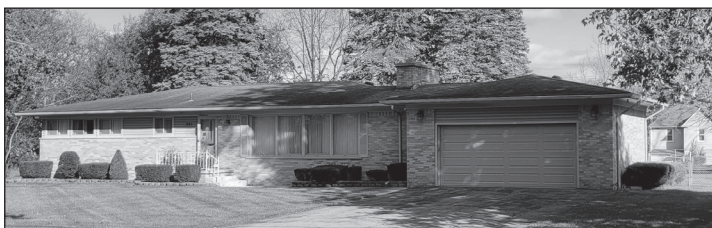


Thompson Block Partners LLC | Thompson Block 400-412 N. River Street  
c.1861, architectural style Italianate Commercial

## 2021 Markers



Claire & Kyle Small | 216 S. Washington | 1910 | architectural style Tudor Revival



Willie Bone & Tonyo Mitchell | 397 Second | 1964 | architectural style Ranch

## 2022 Markers



Caprice Balleweg | 326 Maple | c.1920 | architectural style National Folk House



Christine Doran & Frederick Kronen | 49 South Summit | 1903  
architectural style Craftsman

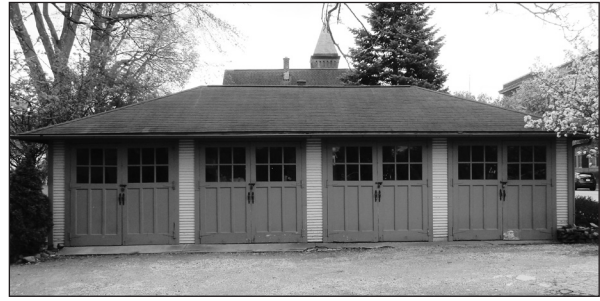
Homes or buildings are nominated for this award by the following criteria:

- The property is within the boundaries of the City of Ypsilanti.
- The building must be at least 50 years old and has an identifiable architectural style or have a significant place in the history of the City of Ypsilanti.
- The property and grounds are appropriately 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.
- Additions or changes to the exterior of the building are consistent with the architectural style of the building.

*If you wish to make a nomination for a YHF Historic Building marker, please contact Paul Schreiber (paulschreiber@comcast.net) with the address and any history of the building.*

## YHF Historic Structure 2022 Outbuilding Marker

Historic outbuildings such as carriage houses, barns, and sheds may be eligible for a black outbuilding YHF Historic Structure Marker. The black markers are intended to recognize historic outbuildings as part of the history of the entire property and encourage their preservation.



2022 Outbuilding | Steve Hudock | 415 N. Huron Street | c.1900

### ARCHITECTURAL GLOSSARY

This glossary appeared in the 2023 Indian Village Home Tour booklet defining many of the architectural features of our historic homes.

**ARCHITRAVE:** essentially a formalized beam or lintel, it is the lowest of the three main parts of an entablature

**BALUSTER:** upright support in a balustrade; it may be a square, circular, turned or an ornamented bar or rod, very small in thickness as in a stair balustrade; it can be miniature columns or it can be bellied, bulb-type column with base, shaft and capital.

**CAPITAL:** head or topmost member of a columnette, column, pilaster, pier, etc., defined by distinct architectural treatment and often ornamented

**CARTOUCHE:** carved element resembling a sheet of parchment with its ends or corners rolled usually carrying an inscription.

**CASEMENT:** window frame, hinged to pivot and hung vertically.

**CORBEL:** projection from the face of the wall, consisting of a block built into the wall, supporting any super incumbent load such as and arch, beam, parapet, truss.

**CORINTHIAN COLUMN:** one of three Greek columns, distinguished by a bell-shaped capital with rows of acanthus leaves and a continuous frieze.

**CORNICE:** crowning, projecting molded horizontal top of a building or some part of a building such as a pedestal, wall or column.

**CUPOLA:** a dome of relatively small size, especially when forming part of a minor or decorative element of a larger building.

**DENTIL:** small block forming one of a long horizontal series, closely set, under cornices.

**DORIC COLUMN:** one of three Greek columns, distinguished by low proportions, a shaft without a base

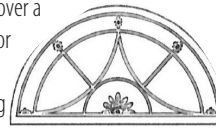
**DORMER:** projecting framed structure, set vertically on the rafters of a pitched roof with its own roof, sides and window set vertically in the front.

**ENTABLATURE:** horizontal mass of material carried on columns and pilasters. (See Architrave)

**EYEBROW:** a low dormer, with no sides, on a pitched roof, with a curved front roof line.

**FACADE:** external face of a building, especially the front.

**FANLIGHT:** glazed light (glass) over a door, often with a semi-circular or other type of curved top, with radiating glazing bars suggesting the shape of an open fan.



**FRIEZE:** a horizontal area, plain or decorated, below the cornice and above the picture rail on a wall or the architrave (lintel or beam) on a column, window or entry.

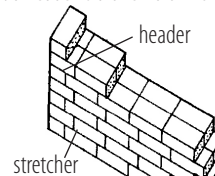
**GABLE:** the end of a ridged roof cut off at its extremity in a vertical plane together with the triangular expanse of wall from the level of the eaves to the apex of the roof.



**GAMBREL ROOF:** a roof whose ends are cut off in a vertical plane and whose sides have two slopes.

**GROTESQUE:** a decorative work, fantastic in the shaping and combination of forms, combining human and animal figures with scrolls.

**HEADERS AND STRETCHERS:** a header is a brick laid with its longer dimension buried within the wall the smaller face exposed; a stretcher is a brick laid with its longer dimension exposed and the smaller face abutting the next brick.



**HIP ROOF:** a roof with sloping ends and sides.

**IONIC COLUMN:** one of three Greek columns, distinguished by its slender proportions and the distinctive volutes (spiral scroll-like ornament) on its capitals.

**LIGHT:** aperture through which daylight may pass, such as a pane or panes of glass.

**LINTEL:** beam over an aperture (e.g., door, window) carrying the wall above and spanning between the jambs.

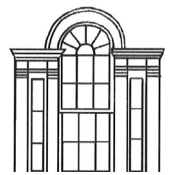
**MANSARD ROOF:** a form of roof, the lower slope of which approaches the vertical and usually contains dormer windows, while the upper slope is nearly flat.

**MODILLION:** one of a series of ornamental blocks, larger than a dentil, or brackets placed under a cornice on a column or building.

**MULLION:** most commonly a glazing bar in a window sash (narrow pieces separating panes of glass in windows).

**ORIEL:** a large bay window protruding from the naked wall on an upper story.

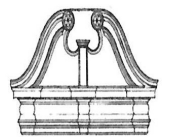
**PALLADIAN WINDOW:** tripartite window, consisting of a central opening with a semi-circular arch over it, springing from horizontal bars supported by two columns or pilasters, flanking narrower flat top openings on either side. (Doors or blind architectural features may also have the Palladian motif.)



**PARAPET:** low wall or barrier at the edge of a balcony, bridge, roof, terrace or anywhere there is a drop and therefore a danger of persons falling.

**PORT-COCHERE:** doorway to a house or court, often very grand, large enough to permit wheeled vehicles to enter from the street.

**PEDIMENT:** low pitched triangular gable, following the roof slopes over a portico or facade, formed with angle cornices (often found over main entries, dormers and windows).



scrolled pediment

**PILASTER:** a faux column, flat not circular, attached to a wall from which it projects only slightly. A pilaster serves no structural purpose and is used for architectural decorative reasons.

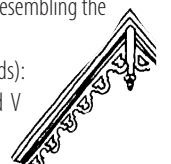
**PORTICO:** any covered area where one may walk or walk through, consisting of a series of columns at regular intervals supporting a roof, normally attached as a colonnaded porch to a building but sometimes forming a separate structure.

**QUOIN:** one of the dressed stones used to dress and strengthen the corner of a building.

**SIDE LIGHT:** small narrow window set to the side of a door or window.

**TUSCAN COLUMN:** pertaining to the classical (Roman or Renaissance) order with a plain (not fluted) column, a ring-shaped capital and a frieze resembling the Doric.

**VERGEBOARDS** (a.k.a. bargeboards): decorative trim making an inverted V beneath the eaves of steep gables.





# Ypsilanti Bicentennial Historic Home Tour 2023

By Jan Arps-Prundeanu

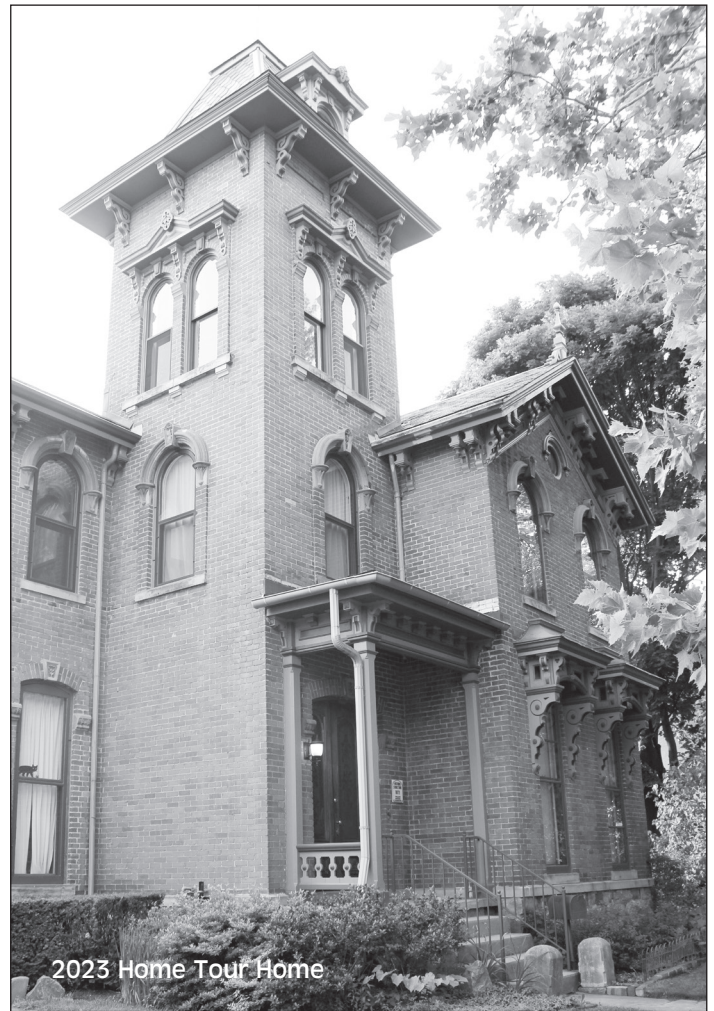
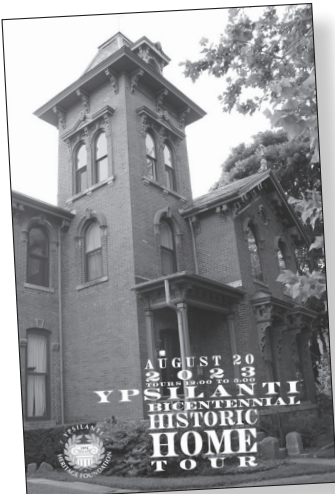
When Bill Nickels suggested that the YHF participate in the Ypsilanti Bicentennial, the concept of having a Home Tour was indeed a bit daunting. We had not had a tour for three years and the tour committee of old was rather burned out. During the Covid years, it was understandable that having groups of people crowded into someone's home would not be a great idea. We talked of having just a walking tour along Huron Street with descriptions of the home and its architecture, with no entry into the homes. With that as our initial plan, Pattie Harrington and Jan Arps-Prundeanu agreed to further plan such an event.

We were aware that Stephan Szumko had planned a walking tour along Huron Street for the Bicentennial Celebration Day – August 19th. Stephen suggested we include Delrhea Byrge, as she had her home on tour when she lived in Indian Village in Detroit. (Both Stephen and Delrhea are members of the Ypsilanti Historic District Commission.) The addition of Delrhea and Stephen to the committee was a huge turning point in our efforts, as they brought new ideas and more importantly, lots of energy and enthusiasm. Ruth DuFresne and Rick Katon also volunteered to work with the committee and provided much support.

Delrhea, who lives in one of the Breakey condominiums, was eager to have her home on tour and suggested that we model it after the Indian Village tours by allowing home-owners to be docents. She had already talked with Doug and Mary Kisor, who were also keen on the idea of inviting people into their home for the tour. Given Delrhea's experience with Event Brite, it was decided to handle ticket sales through their on-line platform. The ensuing months involved the recruiting of home owners on North Huron to become part of the tour. The addition of the Ypsilanti Historical Society and St. Luke's Episcopal Church completed the North Huron Street stops with First Presbyterian requesting a nearby stop on Washington.

Pattie, Jan and Delrhea decided to attend the Indian Village Tour (on June 10th) to see how it worked having homeowners serve as hosts/docents, how the Event Brite ticketing worked and also get some reading on just how many homes one could visit in a 2 hour block of time. Our impressions from that tour were that our Ypsilanti homes were indeed older and in some cases more interesting architecturally and that one could easily visit 8 homes in two hours. It also confirmed that our

Ypsilanti tour was indeed worth at least \$30. (The Indian Village Tour ticket cost was \$40.)



**Watling House** 121 North Huron | Doug and Mary Kisor

Doug Kisor offered to provide design services utilizing some very old "glass" negatives of his home and the Breakey that he had recently discovered, thus the new designs of our informational flyers and posters.

Another new feature of the 2023 Tour was the addition of a post tour stop at garden courtyard of The Historic Newton of Ypsilanti. It turned out to be a very popular stop as it sold out quickly. The After Tour dinner for the home-owners and guides was also held there. Many thanks to Allison Anastasio and Chuck Bultman for their participation and support.

In many ways, the Ypsilanti Bicentennial Home Tour 2023, was a huge success. We had very positive feedback from tour attendees who especially liked being able to walk from home to home. We noted that many attendees were from surrounding areas and for many it was their first Ypsilanti tour. Ticket sales (237) were considerably higher than in recent years: 146 in 2019; 118 in 2018. Given the increase in the price of the tickets, we were able to provide almost \$6000 to the Towner House restoration efforts along with another \$1,175 in designated donations to the Towner House Foundation.

We are especially thankful to the home owners who not only opened their homes, but served as hosts and docents through-



## 2023 Home Tour Homes



**John Taylor House** 411 North Huron  
Josh and Hannah McCready



**Quirk/Cornwell House** 209 North Huron  
John & Pattie Harrington



**Ballard-Breakey Mansion** 125 North Huron  
Roberts and Freatman



**Ballard-Breakey Mansion** 101A Washtenaw  
Delrhea Byrge



**Andrews House** 214 North Huron  
Cheryl Farmer



**Towner House** 303 North Huron  
Towner House Foundation



out the tour. They provided something very special to the tour.

A special thanks to the Home Tour Committee: Pattie Harrington; Jan Arps-Prundeanu; Delrhea Byrge; Ruth DuFresne; Rick Katon; & Stephen Szumko.

Many thanks to the chief tour guides: MJ Dennison; Michael Newberry, Anne Stevenson; Stephen Szumko; Scottie Davis; John Harrington; Delrhea Byrge; Pattie Harrington; Marijim Thoene, Marcia McCrary, Rick Katon; Ruth DuFresne; Bill Nickels and Jan Arps-Prundeanu

Thanks to our financial sponsors: Cheryl Farmer; John and Pattie Harrington; Don and Nancie Lopnow; Normal Park Neighborhood Association; Octavian Prundeanu and Jan Arps-Prundeanu;



**Asa Dowe House** 220 North Huron Ypsilanti Historical Society



**First Presbyterian Church of Ypsilanti**

300 North Washington  
Rev. Keith Geiselman, Pastor



**St. Luke's Episcopal Church** 120 North Huron  
Rev. Taylor Vines-Lowe

Ypsilanti Historical Society; Ypsilanti Restoration, LLC (Michael Condon), John and Marlene Barr, Bill Nickels and Janice Anschuetz.

- To the businesses who supported the tour with ads:
 

Dick Mattie and Associates	Bank of Ann Arbor
Ypsi REAL	MIX – Bonnie Penet
Aubree's Pizzeria and Grill	Painting with Nate
Maurer Management & Properties	Ypsilanti Food Co-op
Rosy Dawn Gardens	
- Homeowners and volunteer guides who welcomed our guests into their homes and properties.
- Onsite ticket sales Kurt Harrington, Marsi Beeson, Anna Harrington, Haley Harrington, Gail Grant, Michael Harrington, Don and Betty Randazzo.
- Norton's Flowers & Gifts for their stunning floral arrangements at each site.
- Rosy Dawn Gardens for the beautiful coleus plants at each home site.
- The Newton of Ypsilanti for hosting the VIP event and the after-tour dinner for home owners and guides.
- John Harrington for his photography.
- Doug Kisor for designing our promotional materials.
- Delrhea Byrge for coordinating advertising efforts, heading up our social media and Eventbrite.
- Pattie Harrington for coordinating the printing of promotional materials and the design of the tour booklet.



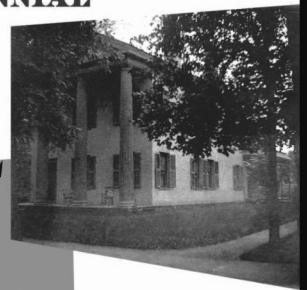
The Newton of Ypsilanti

*A special thanks to Clifford Larkins for his very generous donation of \$1000 to the Towner House Foundation in memory of the late Jack Harris and his preservation efforts.*

## JOIN US ON THE 2024 HOME TOUR COMMITTEE

### YPSILANTI BICENTENNIAL HISTORIC HOME TOUR

INTERESTED IN BEING ON  
TOUR IN THE FUTURE?  
WE ARE LOOKING FOR  
HOMES IN THE HISTORIC  
DISTRICT FOR NEXT YEAR!



**Reach out to Delrhea Byrge  
to join the committee or  
nominate your property  
for the 2024 tour**

**[delrhea@antiquitatdetroit.com](mailto:delrhea@antiquitatdetroit.com)**

## Ypsilanti Historic Preservation

"This past year the Historic District Commission received 106 applications for work in the Historic District. The preservation planner approved 48 of those (45%) administratively, the commission approved 57 of the remaining applications, and issued only one denial for the year.

In 2023, the City held two preservation-related events: a state tax credit webinar and Old House Ypsi.

About 25 people logged in to the state tax webinar live online and 87 people have viewed the recording, available at <https://cityofypsilanti.com/263/Historic-District>." (*City of Ypsilanti newsletter*)

In November, "Old House Ypsi" was held at the Freighthouse in Depot Town. The YHF and Ypsilanti Historical Society supported the event Residents were encouraged to attend to learn about energy efficiency in an old house, how to repair and weatherize old windows and hints on how to do research on your home. About 50 people attended the event.

The first speaker, Daniel Schneider, AIA, presented "Maximizing your old house's energy efficiency", Mr. Schneider explained the importance of an energy audit and covered topics including weatherization, insulation methods and types and the proper ways to vent your attic roof. How to seal joints, repair and weatherize windows and doors and mechanical and electrical systems. He also talked about roofing and siding and new build-

ing materials that are available today.

The second speaker, James Turner presented "How to repair and weatherize old windows" Mr. Turner talked about old windows, how to repair them and the options that you have to restore them. He introduced a new product made by Luxwall called En-thermal. A single pane retrofit glass that eliminates convection heat loss, reduces conduction heat loss and reduces radiant solar heat gain and has an r-13 insulation value.

(<https://cityofypsilanti.com/263/Historic-District>)

And finally Bill Nickels, President of the Ypsilanti Historical Society, Connor Ashley, EMU Graduate Assistant managing the YHF Archive and Ellen Thackery, Preservation Planner, City of Ypsilanti held a joint session on how to research your old house. They explained how the YHF Archives are set up and what information could be gained from the Archives. Attendees brought old pictures and postcards that were scanned to be included in the Ypsilanti Historical Society photo collection.

Handouts for the Old House Ypsi presentations are available at <https://cityofypsilanti.com/263/Historic-District>.

*If there are topics you'd like to learn about related to your old house or building, share your ideas with preservation planner Ellen Thackery at [ethackery@cityofypsilanti.com](mailto:ethackery@cityofypsilanti.com).*

## Towner House Update

By John Harrington, President Towner House Foundation

There has been a lot of activity at the Towner House this past year. The mechanicals have been installed and are operational, heating, cooling, hot water, electrical and plumbing. Insulation is in the walls and roof along with roof vents and baffles and missing storm windows in the upper win-

dows are in place. Don Randazzo rebuilt two of the doors to match the original doors that were beyond repair. This summer the exterior front of the house was repaired and repainted before the home tour. We hope to finish the painting of the porch and remaining three sides of the house this summer. A huge thank you to the Ypsilanti Heritage Foundation for providing the funds to finish paying for the mechanicals. With the help of the Foundation and the many donations and volunteer hours we've received the renovation of the Towner House is becoming a reality.



Frank Petrella repairing the house.



Don Randazzo installing roof vents.





The Ypsilanti Heritage Foundation

## Heritage News

945 Sheridan | Ypsilanti, MI 48197

### Ypsilanti Heritage Foundation Board Members

Paul Schreiber, President

Jan Arps-Prundeanu, Treasurer

Delrhea Byrge

Pattie Harrington

Bill Nickels

Alex Pettit

Claudia Pettit

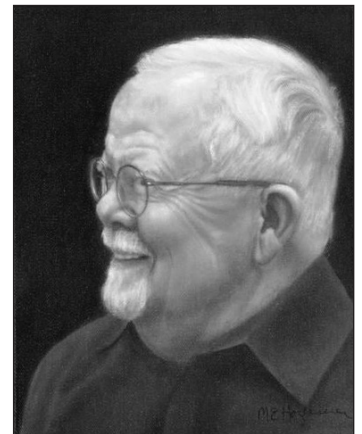
Don Randazzo

Anne Stevenson

SEE YOU AT THE *Marker Banquet* Tuesday, January 23rd

## This Year We Lost a Good Friend Joseph P. Mattimoe – *He Lived a Life of Service*

Joseph P. (Joe) Mattimoe, who lived a life of service to his students in the Ann Arbor Public Schools and his neighbors in Ypsilanti died suddenly on October 15, 2023. Joe taught younger students in the Ann Arbor schools for more than thirty years. After moving to an historic home in Ypsilanti with his life partner Henry Prebys, Joe was one of the pioneers in the historic preservation movement in the city, serving on the City's Historical District Commission and as Board Member and Treasurer of the Ypsilanti Heritage Foundation for many years. Joe was born in Toledo, Ohio on April 5, 1938. His father, Kenneth, was a federal bankruptcy judge there and his mother, Mary Emily Crites was a teacher and mother to seven sons and three daughters. He received his bachelor's degree at the University of Toledo and, later, a master's degree from Eastern Michigan University. He started his teaching career in Toledo and southern Michigan, before moving to the Ann Arbor area as a teacher of special education. He later taught sixth and seventh grade mathematics at Mitchell



Joseph P. Mattimoe

April 5, 1928 - October 15, 2023



Life partners, Joe and Hank at their wedding in 2015.

and Scarlett Schools in Ann Arbor, retiring from the latter. He was fondly remembered by many of his students. Historic preservation became one of his passions when he moved into an 1860s house on Ypsilanti's east side in 1982. He was joined there by his life partner – and later -- legal spouse, Henry (Hank) Prebys, in 1984. Hank's shared interest in history stemmed from his position as Director of Exhibits at the Henry Ford Museum and Greenfield Village. "Hank and Joe" and their beautiful home and "showplace" garden became the center of many events on behalf of historic preservation and gardening in the city – home and garden tours, meetings, parties. And, together, they were kindly neighbors and "mentors" to many younger resident preservationists in the city who came later. Among Joe's many other passions were gardening, orchids, and a major collection of the North Carolina pottery known as Jug town. Joe is survived by his partner, Hank Prebys, to whom he was married in 2015, three brothers, three sisters and many nieces and nephews. A memorial service will be held later.