

## MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: May 12, 2016

Re: Historic Plaque for 2127 Wallingford Road

This month staff received one application for a historic building plaque for the house at 2127 Wallingford Road (at the northwest corner of Woodside). The Manley and Anna C. Osgood House was constructed in 1927 and first appears in Polk City Directories in 1929. Mr. Osgood was the president and general manager of the Ann Arbor Construction Company and the Ann Arbor Asphalt Construction company. It is brick Tudor style, with a slate roof and original casement windows. The house features wall dormers, two boxed-bay windows, a prominent chimney with decorative brickwork and stone trim, and an original attached garage and screen room. It is not in a historic district.

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- a) The building must be at least one hundred years old, as documented by a combination of records (title search, tax records, wills, etc.).
- b) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- c) The building may not have historically inappropriate features, enclosures or repairs.
- d) The principal facades of the building visible from the street or any public right of way must maintain integrity of form, materials, and architectural features consistent with the dominant period of the building.

The house is 89 years old. The application does not meet the requirement that the house be 100 years old, which staff would like the Historic District Commission to discuss. The criteria widely used for establishing that a resource is historic is 50 years of age, and that standard is also applied by the HDC when granting awards.

The house has maintained its historic integrity and has had no significant exterior changes. The current owners have done extensive exterior and especially interior restoration work that showcases the original

architectural features of the house. The lack of alteration to the house by the current or four previous homeowners is critical to understanding the architectural significance of the home. It is a lovely record of a moment in Ann Arbor's history.

Staff feels that a historic plaque is appropriate for the Osgood Manley House, located at 2127 Wallingford Road, based on the age of the house, the house's history, and the relatively unaltered appearance of its character-defining architectural features.

### **Sample Motion**

I move that the 1927 Osgood Manley House at 2127 Wallingford Road meets the criteria for a City of Ann Arbor Historic Building marker based on its age, historic and architectural significance, and contribution to the history of Ann Arbor.

## Historic Property Plaques

The Ann Arbor Historic District Commission considers requests for bronze plaques honoring significant historic buildings in the City of Ann Arbor. Plaques show the original or earliest known owner's name and the year in which the structure was built. Current property owners may apply to the Commission and, if approved, purchase a bronze plaque for their building.



### What criteria will be applied?

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- e) The building must be at least one hundred years old, as documented by a combination of records (title search, tax records, wills, etc.).
- f) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- g) The building may not have historically inappropriate features, enclosures or repairs.
- h) The principal facades of the building visible from the street or any public right of way must maintain integrity of form, materials, and architectural features consistent with the dominant period of the building.

If one or more of the criteria cannot be met, staff and the Commission will consider whether the building has special historic or architectural significance on a case by case basis.

The property must meet one of the following four criteria:

- 1) Listed or determined eligible for the National Register of Historic Places or State Register of Historic Sites
- 2) Included in the Individual Historic Properties Historic District listed in Title IX of the Ann Arbor Register of Historic Places prior to 2001
- 3) Received an award from the Ann Arbor Historic District Commission
- 4) Others may be approved for a historic property plaque by the Ann Arbor Historic District Commission on a case-by-case basis

### How to Apply for a Historic Property Plaque

1. The current property owner should fill out the application and return it to the Historic Preservation Coordinator via email to [hdc@a2gov.org](mailto:hdc@a2gov.org), or by dropping

it off at the Planning & Development desk on the first floor of City Hall, 301 E Huron Street.

2. Be sure to include a description of how the property qualifies for a plaque (from the list above), and any information or history unique to the home. The application will be evaluated based on the information it provides.
3. After an initial screening by staff for completeness and content, the request will be placed on a Historic District Commission agenda for consideration. If the request is approved, the historic preservation coordinator will contact the plaque manufacturer (Arnet's, Inc. at 4495 Jackson Road) with the correct historic name and date of construction of the house. The cost of the plaque fluctuates based on the price of bronze, usually between \$175 and \$225. Arnet's will fax a proof to the Historic Preservation Coordinator, which the applicant must sign off on. Once the proof has been approved, Arnet's will manufacture the plaque and notify the applicant when it is ready to pick up. The applicant picks up and pays for the plaque at Arnet's at 4495 Jackson Road.
4. The applicant must mount the plaque on a visible spot at the front of the building, preferably near the front door, in a location that does not destroy or obscure historic architectural features of the building.


Questions? Please contact the Historic Preservation Coordinator at [hdc@a2gov.org](mailto:hdc@a2gov.org) or 734-794-6265 x42608.



ANN ARBOR HISTORIC DISTRICT COMMISSION  
APPLICATION for HISTORIC MARKER

100 N. Fifth Avenue Ann Arbor, MI 48104 (734)794-6265 x42608 Fax: (734) 994-8312  
Historic District Coordinator Email: [jthacher@a2gov.org](mailto:jthacher@a2gov.org) [www.a2gov.org](http://www.a2gov.org)

**Section 1: Applicant Information**

Name of Property Owner: FRANK & MARY JANE WORDEN  
Address of Owner: 2127 WALLINGFORD ROAD A<sup>2</sup> 48104  
Daytime Phone: (734) 417-3948  
Fax: (734) 615-6900  
Email: fworden@umich.edu  
Signature of owner:  date: 3-6-16

**Section 2: Historical Information (attach additional sheets as necessary)**

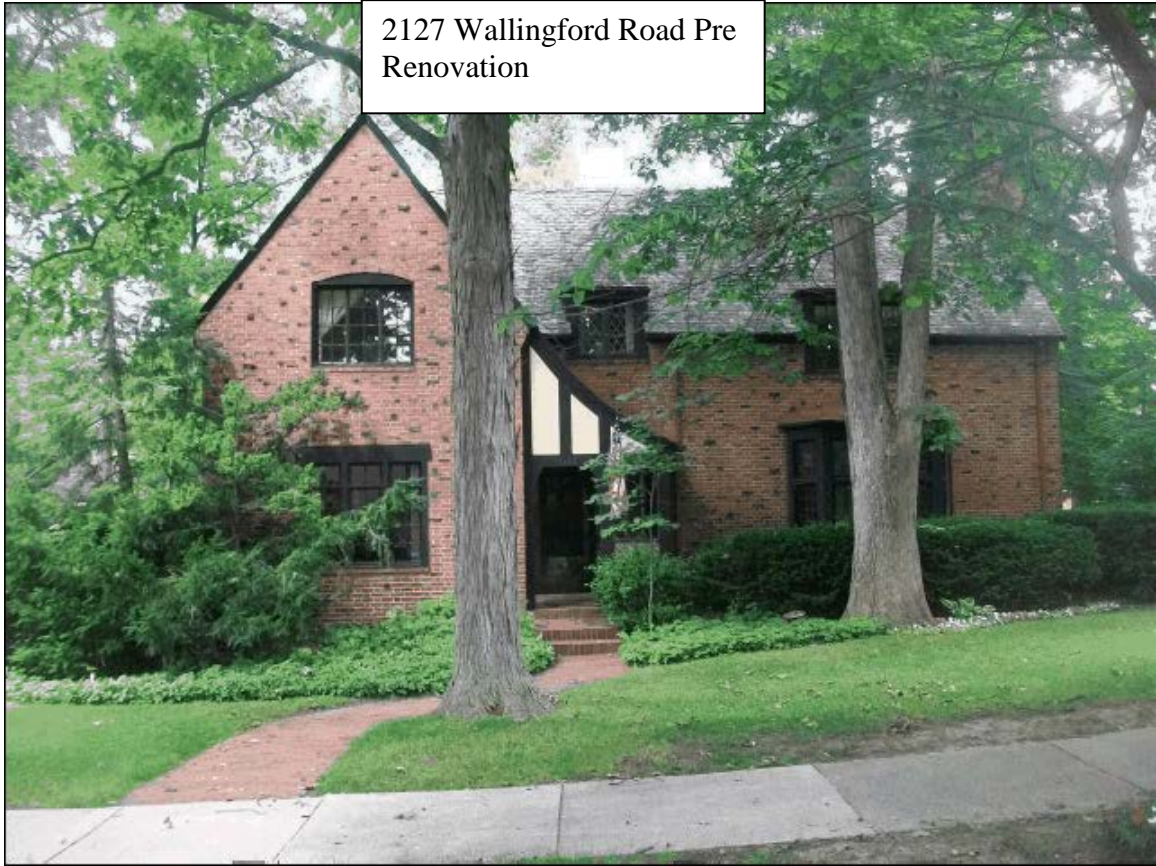
Address of Property: 2127 WALLINGFORD ROAD A<sup>2</sup> 48104  
Name of Historic District, if applicable: N/A  
Name of First Owner of building: MANLEY OSGOOD  
*Bibliographic Source:* WE OWN THE ORIGINAL SPECIFICATIONS  
Date of Construction: OCTOBER 15, 1927  
*Bibliographic Source:* SPECIFICATIONS  
Additional history of the property—including ownership, evolution of the building and its use:  
OUR HOME HAS ALWAYS BEEN A SINGLE FAMILY HOME. WE ARE THE 5<sup>TH</sup> OWNERS OF THE HOME & PROPERTY. LED & NORGEN CARRIGAN WERE THE PRIOR OWNERS FROM WHOM WE PURCHASED THE PROPERTY.

*(continue on reverse or on additional sheets)*

**Section 3: Photographs (attach or submit electronic copy of a photo of the building)**

**Staff Use Only**

Date Submitted: \_\_\_\_\_ Date of completed application: \_\_\_\_\_  
Staff Reviewer & Date: \_\_\_\_\_ Date of HDC Action: \_\_\_\_\_  
Staff signature: \_\_\_\_\_ Action: \_\_\_\_\_ HDC Approval \_\_\_\_\_ HDC Denial \_\_\_\_\_  
Comments:

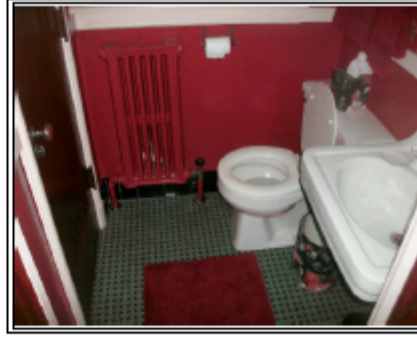


Front View from Wallingford

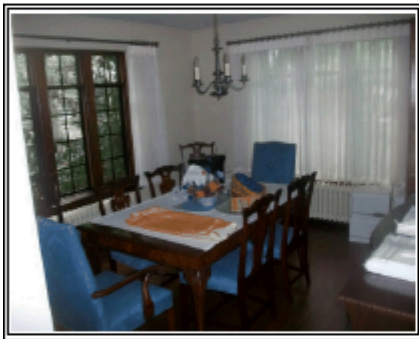




Living room



1/2 Bath



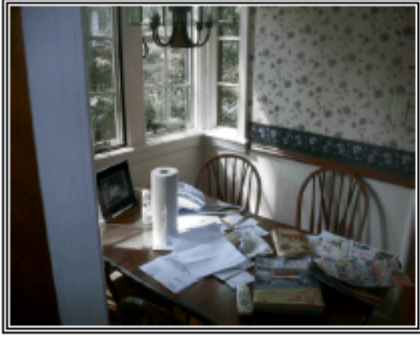
formal Dining room



Updated kitchen







Nook



finished basement



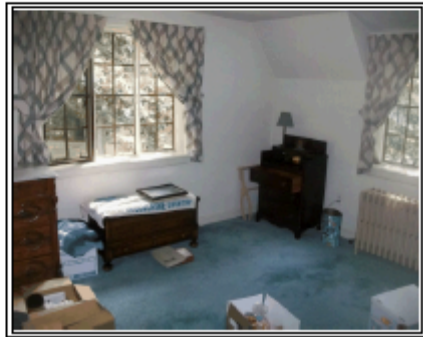
finished basement



utility room in basement



work room in basement



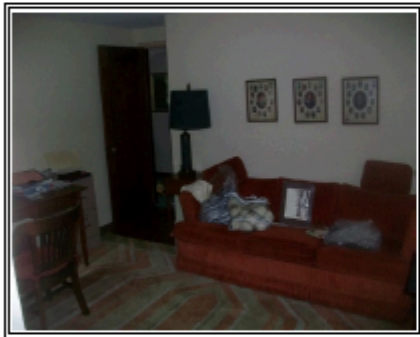
upstairs bedroom



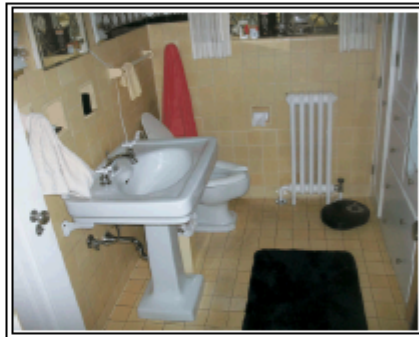
full bath



Bonus room



bedroom



full bath



Large master bedroom



bedroom



hall way second floor

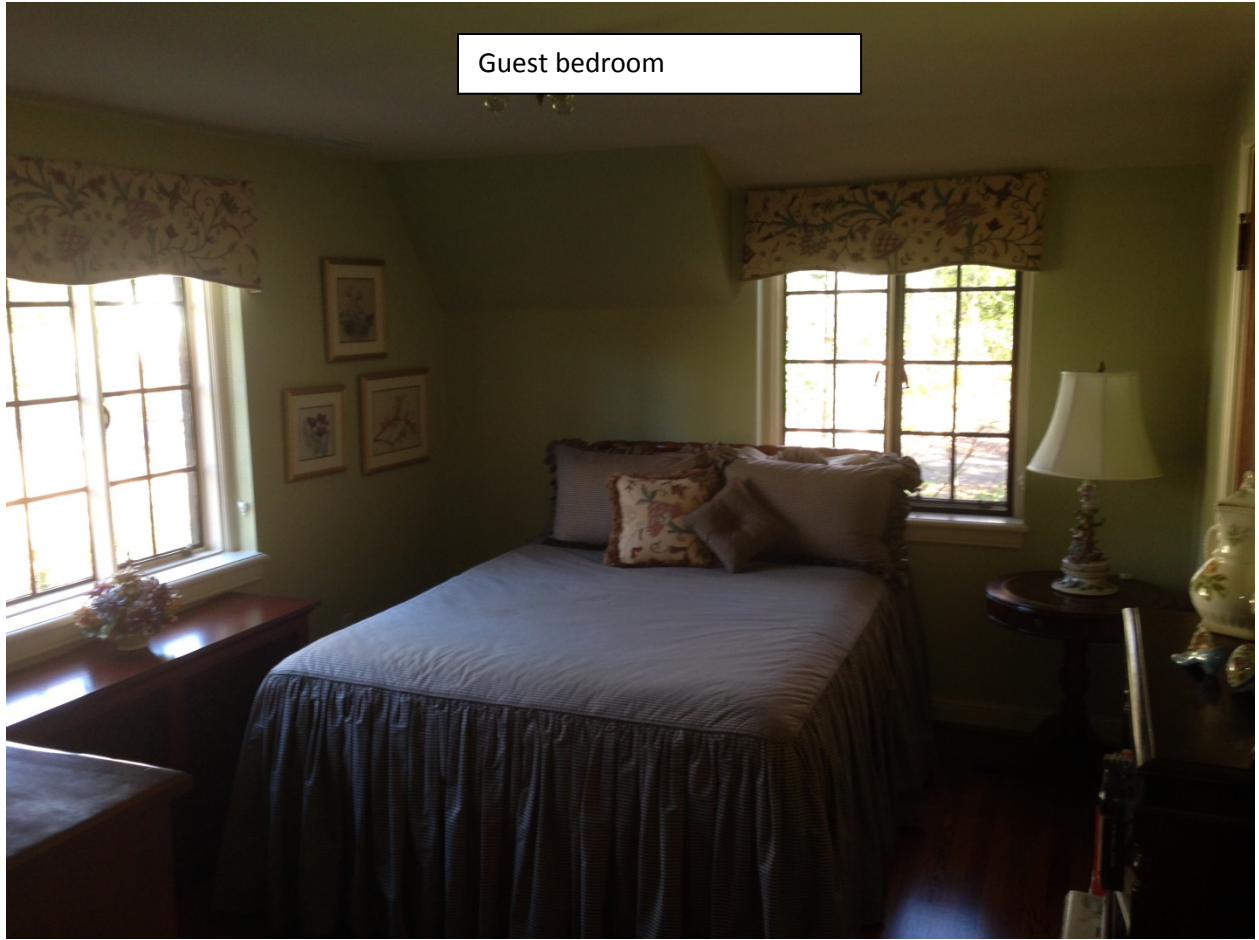
2127 Wallingford Road Post  
Renovation

Master bath





Guest bedroom



Master bedroom



Kitchen





Front of house 2127 Wallingford Road

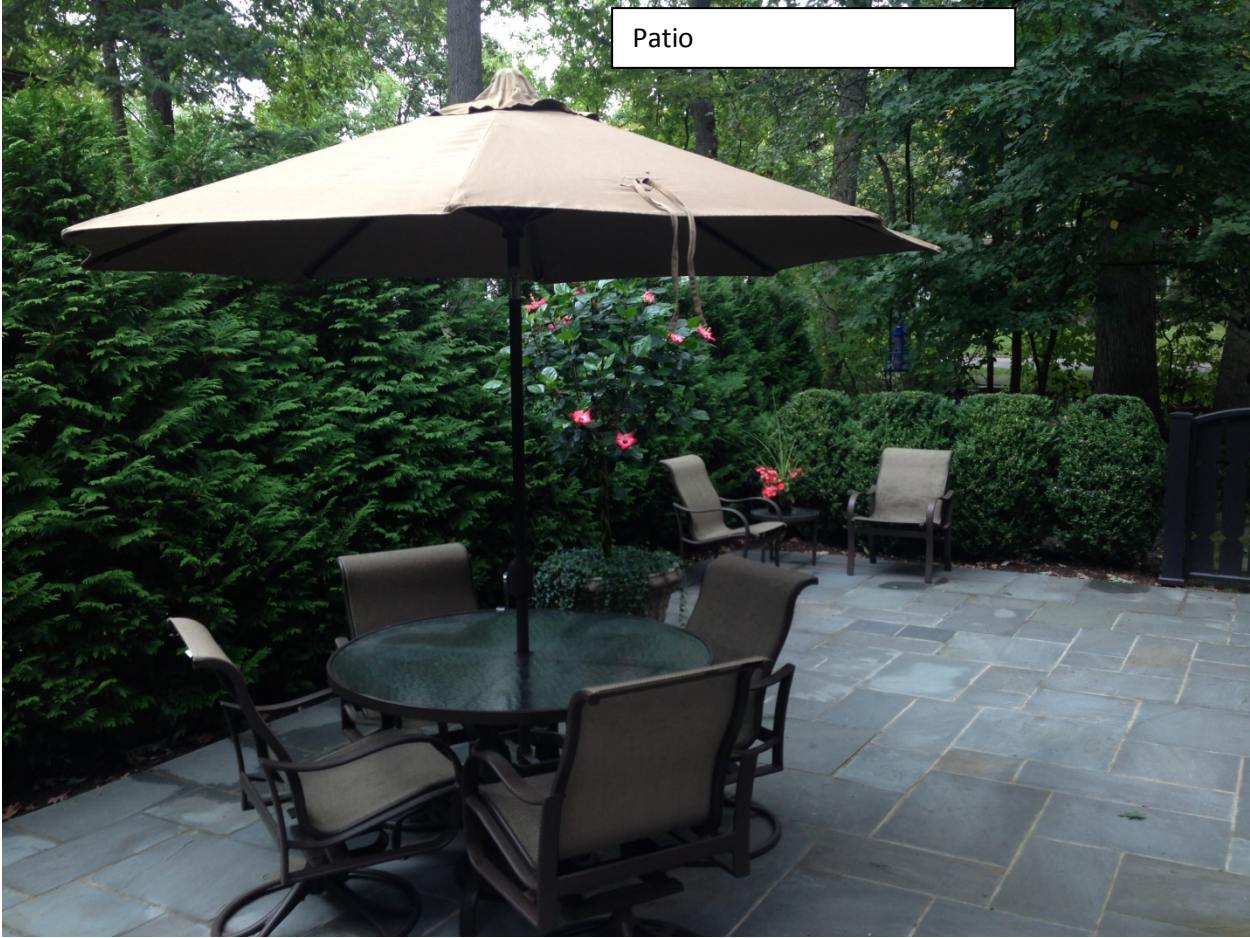


West side of house





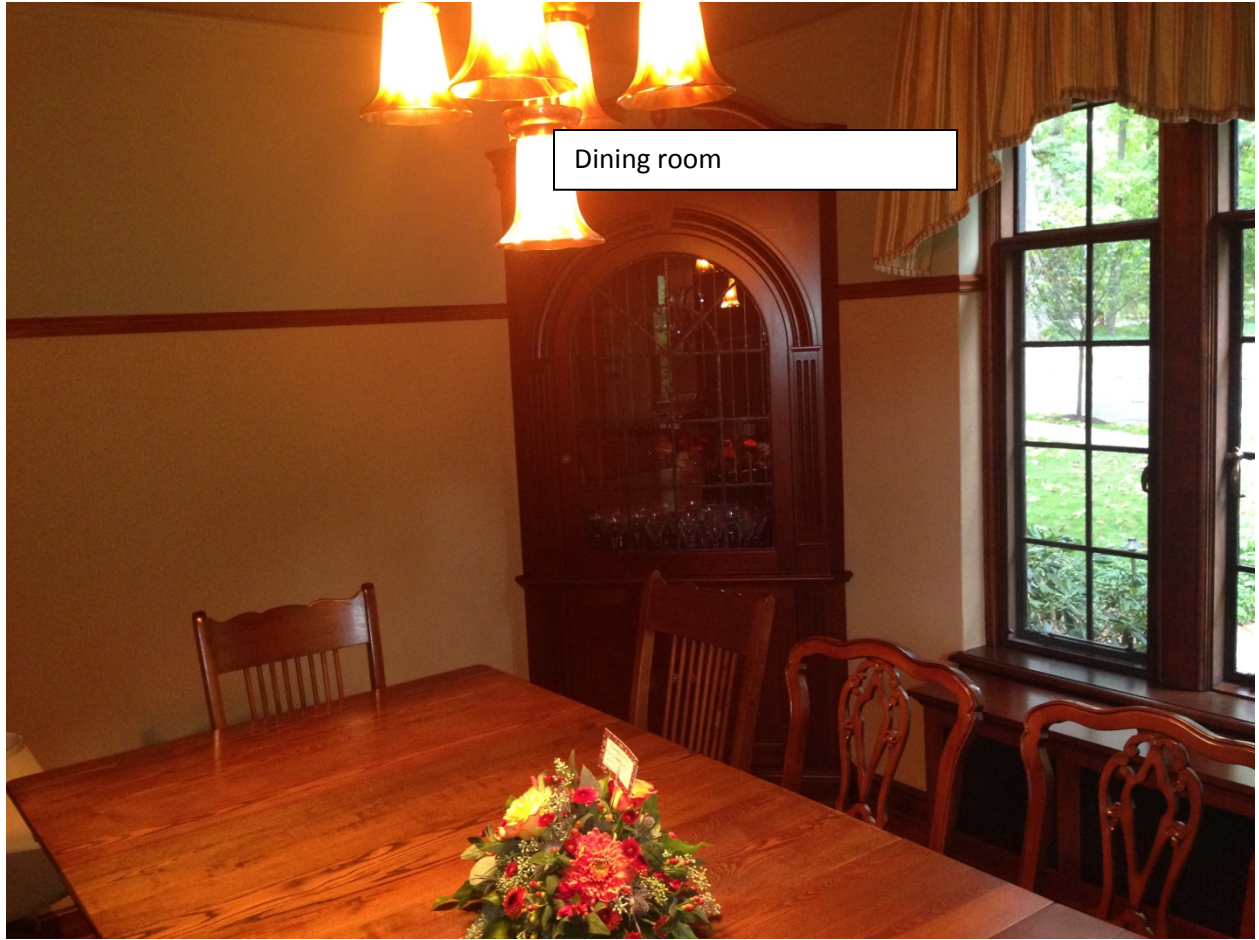
Patio





Dining room

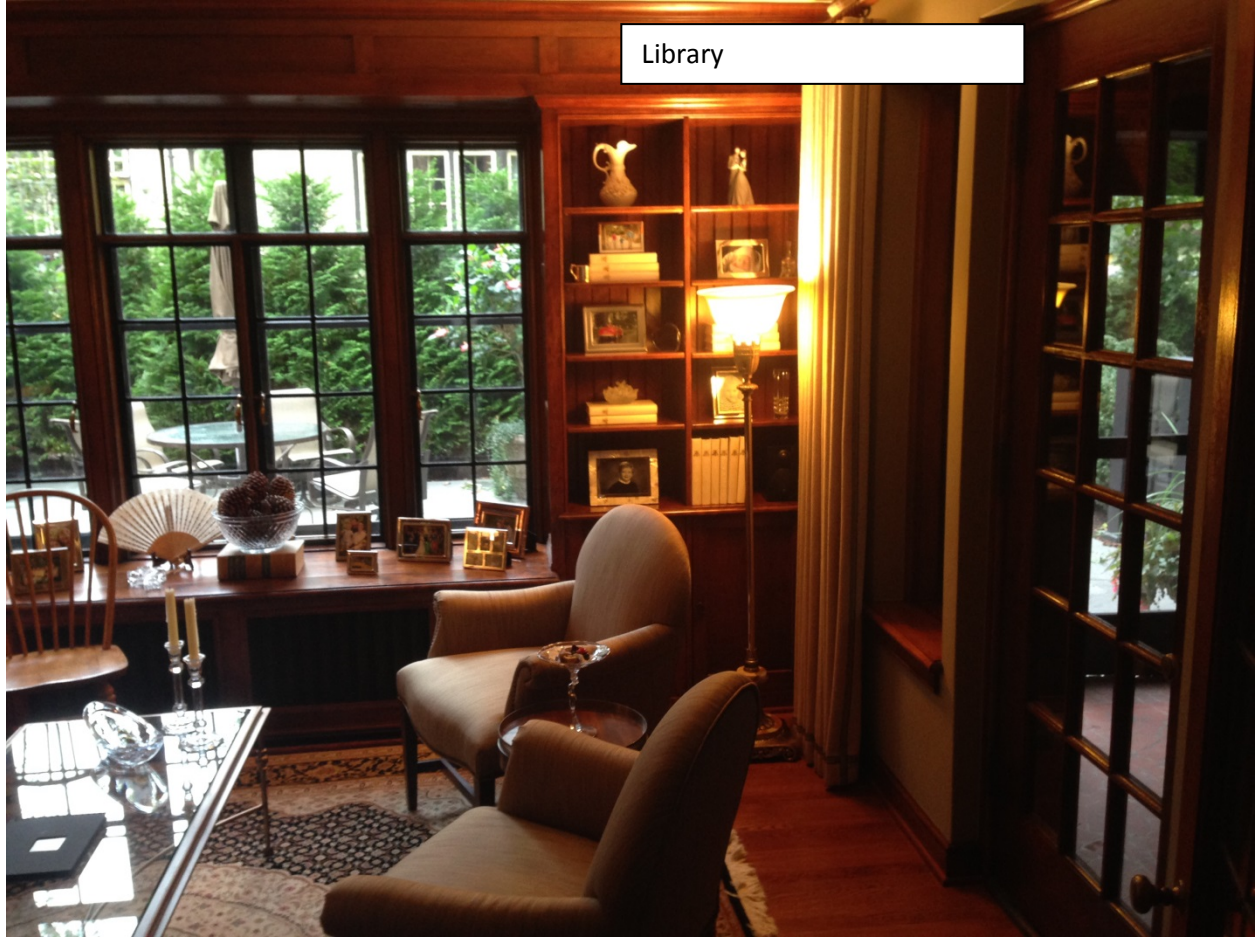




Dining room



Library



Library

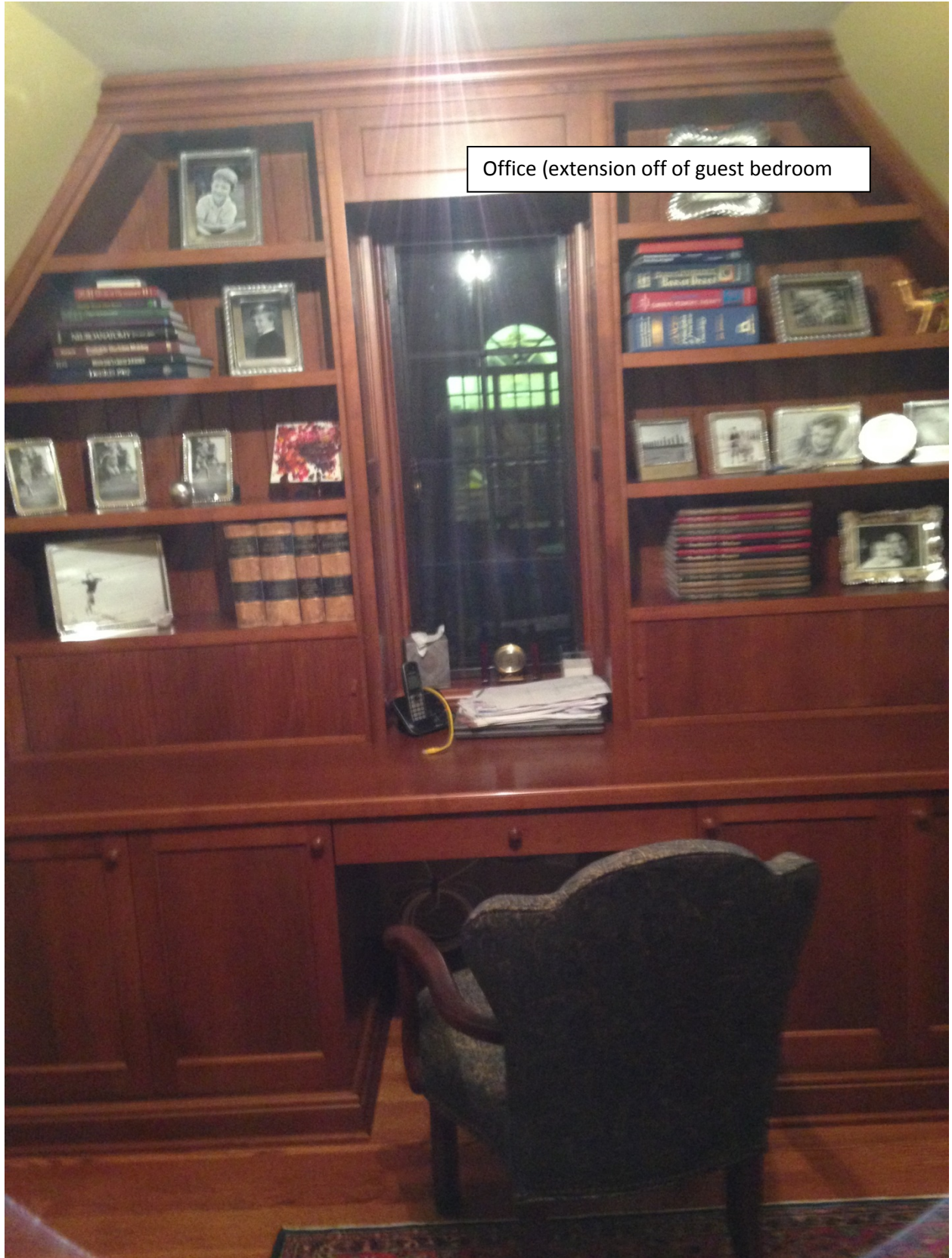






Guest bedroom





Office (extension off of guest bedroom)

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Front Foyer

