

CHAPTER 1: HISTORIC RESOURCES IN ANN ARBOR

Ann Arbor's historic districts and buildings reflect the evolution of the community. This chapter describes the city's existing historic resources including the mix of architectural styles and the history and context of locally designated historic districts. It should be used to help identify design responses that are appropriate to a particular setting and style of structure.

HISTORIC ARCHITECTURAL STYLES IN ANN ARBOR

The architectural styles seen in Ann Arbor's historic districts are representative of American architecture constructed between 1840 to about 1950. Building styles changed frequently, just as trends in clothing, art, and music have varied throughout American history.

The styles described on the following pages do not represent all of the historic architectural styles found in Ann Arbor but do represent some of the most common. The style summaries and key identifying features should be used when considering how the design guidelines will apply to an individual project involving a historic structure. They will help identify which features are most closely associated with a particular style and therefore most important to preserve.



A building boom following the Civil War transformed the area that is now the Main Street Historic District into one of the most important commercial centers west of Detroit.

In This Chapter Historic Architectural Styles



The State Street Historic District is an important secondary commercial center.



The Old Fourth Ward Historic District is primarily residential but does include a number of churches.



The Kempf House is a Greek Revival style structure in the Division Street Historic District.

GREEK REVIVAL (1820-1860)

Greek Revival style buildings were popular in Ann Arbor between 1840 and 1860. As a new democracy, Americans identified with the ancient democracies of Greece and wanted their architecture to illustrate those ideals. In Ann Arbor, examples of this style are primarily residential, with the most well-known example being the Kempf House in the Division Street Historic District.

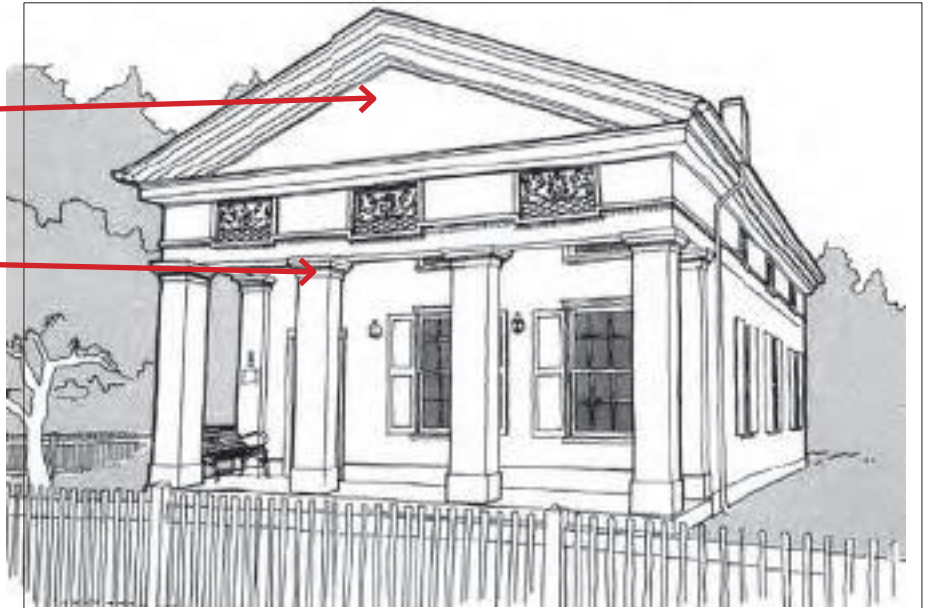


IDENTIFYING FEATURES

Low-pitched, front-gable roof with full or broken pediment (temple front)

Classical detailing such as heavy cornices, simple moldings, and columns and pilasters

Rectangular building shape



The Kempf House at 312 South Division Street illustrates several key identifying features of Greek Revival Style architecture. It is in the Division Street Historic District.

ITALIANATE (1855-1885)

Italianate architecture was primarily influenced by the architecture of the Italian Renaissance including countryside villas and palaces. It is a departure from the simplicity of the Greek Revival style and illustrates the growing influence of various European styles on American architecture. The style was applied to residences and commercial buildings, and many downtown commercial buildings are in this style.

*IDENTIFYING FEATURES*

Deep overhanging eaves with carved brackets on residences; elaborate, heavy cornices with brackets on commercial buildings

Corner quoins and corbelled brickwork

Tall narrow windows, often with rounded or segmented arches

The commercial building at 122 West Washington illustrates several key identifying features of Italianate style architecture. It is in the Main Street Historic District.

ROMANESQUE REVIVAL (1880-1895)

This style takes design elements from Romanesque architecture, a style of Medieval architecture, to create “heavy” buildings emphasizing thick, stone walls and deep-set doors behind Roman arches. It is sometimes called “Richardson Romanesque,” after noted architect H. H. Richardson who popularized the style. Commonly used for churches and libraries, some large residences were constructed in the style, but it is more often found in commercial buildings.



IDENTIFYING FEATURES

- Complex masonry details often combining brick and stone
- Large cornice or parapet wall on commercial buildings, often in a peaked form
- Wide, rounded arches over deep set doors and windows
- Windows grouped in an arcade



The commercial building at 113 West Liberty illustrates several key identifying features of Romanesque architecture. It is in the Liberty Street Historic District.

QUEEN ANNE (1875-1900)

Named and popularized by a group of English architects, the Queen Anne style has asymmetrical floor plans and irregular roof shapes. Proponents of the style found their inspiration in the medieval art and architecture that preceded its namesake's reign as the Queen of England from 1702 to 1714. The style's compatibility with earlier American Colonial styles evoked nostalgia and helped popularize it in the United States. The diversity of forms and materials available at the time allowed a great variety within Queen Anne style architecture.



The residential building at 120 North Division illustrates several key identifying features of Queen Anne style architecture. It is in the Division Street Historic District.



IDENTIFYING FEATURES

Rounded or polygonal towers

Windows of many shapes, sometimes with borders of small squares of tinted glass

Decorated wall surfaces including use of carved trim pieces

Use of pressed metal to imitate stone features

Decorative brick patterns in commercial buildings including corbelling, bands of molded brick or terracotta and inset panels



The Queen Anne Style commercial building at 221 East Washington Street is in the Main Street Historic District.

COLONIAL REVIVAL (1876-1955)

Spurred in part by the American Centennial, the Colonial Revival style replicated details of American colonial architecture and adapted it to the massing and forms of the period. The style typically includes rectangular floor plans and symmetrical façades. Colonial Revival architecture is quite common and was the dominant residential style in the twentieth century. In addition to residential construction, the style was also used for monumental commercial buildings such as schools and banks.



IDENTIFYING FEATURES

Small overhangs with dentil moldings

Residential examples usually have wood siding and wood details

Fanlights above doors; Palladian windows and double-hung sash with small panes
Center entrances

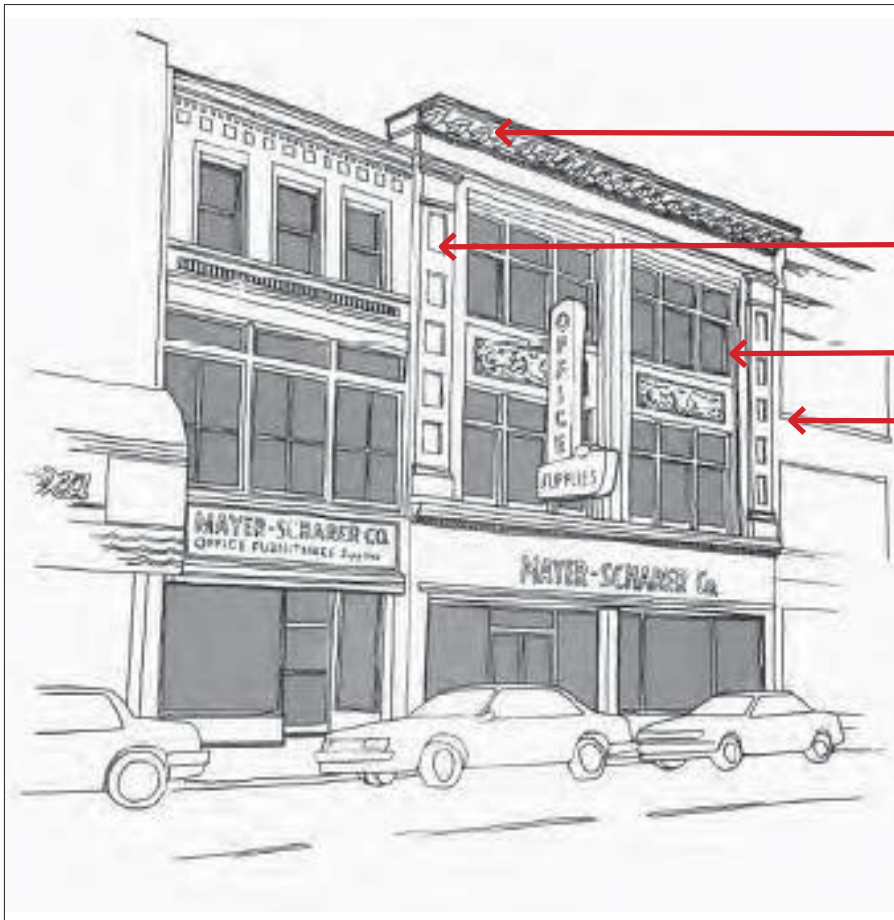
Commercial examples typically of red brick with stone trim and wood moldings



The residential building at 1310 Hill Street illustrates several key identifying features of Colonial Revival style architecture. It is in the Washtenaw-Hill Historic District.

TWENTIETH CENTURY COMMERCIAL STYLE

Twentieth Century Commercial Style design first appeared in Chicago and was influenced by industrialization in the early 1900s. In response to pressure for utilitarian buildings and because of advances in steel structural systems, these buildings could be as tall as sixteen stories. There was often a high ratio of window to wall area and windows often had a rectangular shape. The style generally includes only limited ornamentation, although when it occurred often reflected earlier styles.



IDENTIFYING FEATURES

- Level roofline finished by a bold band of masonry or terra cotta, or by a simple, deep, projecting cornice
- Balancing of horizontal and vertical lines
- Large, rectangular windows that create visual interest by their placement
- Constructed of brick or terra cotta on a steel frame

The Twentieth Century Commercial Vernacular style buildings at 112 South Main Street are in the Main Street Historic District.

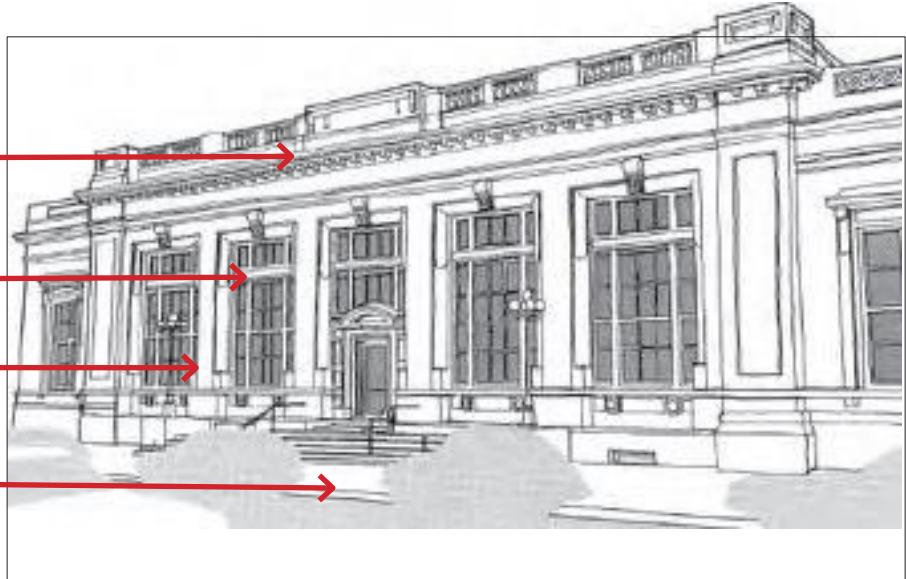


BEAUX ARTS (1890-1925)

The City Beautiful movement, inspired by Chicago's Columbian Exposition in 1893, popularized the Beaux Arts style. The classical design embraced ornamentation and traditional architectural details. The style was used in monumental buildings suitable for banks, post offices, and civic buildings.

IDENTIFYING FEATURES

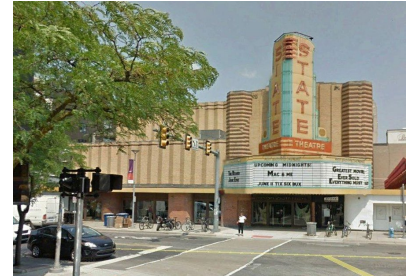
- Symmetrical façade with contrasts of light and shadow
- Decorative urns, swags, medallions, and balustrades
- Classical detailing such as paired columns and pilasters that run the full height of the building
- Large openings and grand stairways



The Beaux Arts style building at 220 North Main Street is in the Main Street Historic District and houses administrative offices for Washtenaw County.

ART DECO & ART MODERNE (1910–1940)

Art Deco architecture was meant to make a strong, modern statement and was not influenced by historic styles. Art Deco emphasizes the vertical direction and linearity and was typical of the 1910s and 1920s. Art Moderne emphasizes the horizontal direction and curves and is typical of the 1930s. Both styles celebrated technological progress and incorporated an aesthetic that referenced industrial machinery. The streamlined design of Art Deco and Art Moderne structures included repetitive geometric elements.

*IDENTIFYING FEATURES*

Bold ornamentation in low-relief geometric designs or stylized natural motifs that are repetitive

Linear or streamlined forms

Stepped fronts, curved windows, polychromatic surfaces

Fluted piers and pilasters to emphasize verticality

Use of new industrial materials like metal alloys

The State Theater is a prominent example of Art Deco architecture in the State Street Historic District.



VERNACULAR (1820-1920)

A regionally expressed type of house that spans many architectural styles and blends styles, this house always has a front-facing gable and front porch, and a steeper-pitched roof than is found in Greek Revival or Italianate. These houses, which were usually built by the homeowner or builder with locally available materials, typically had a rectangular floor plan and often incorporated decorative details from past styles. The majority of contributing resources in Ann Arbor's historic districts are vernacular in style.

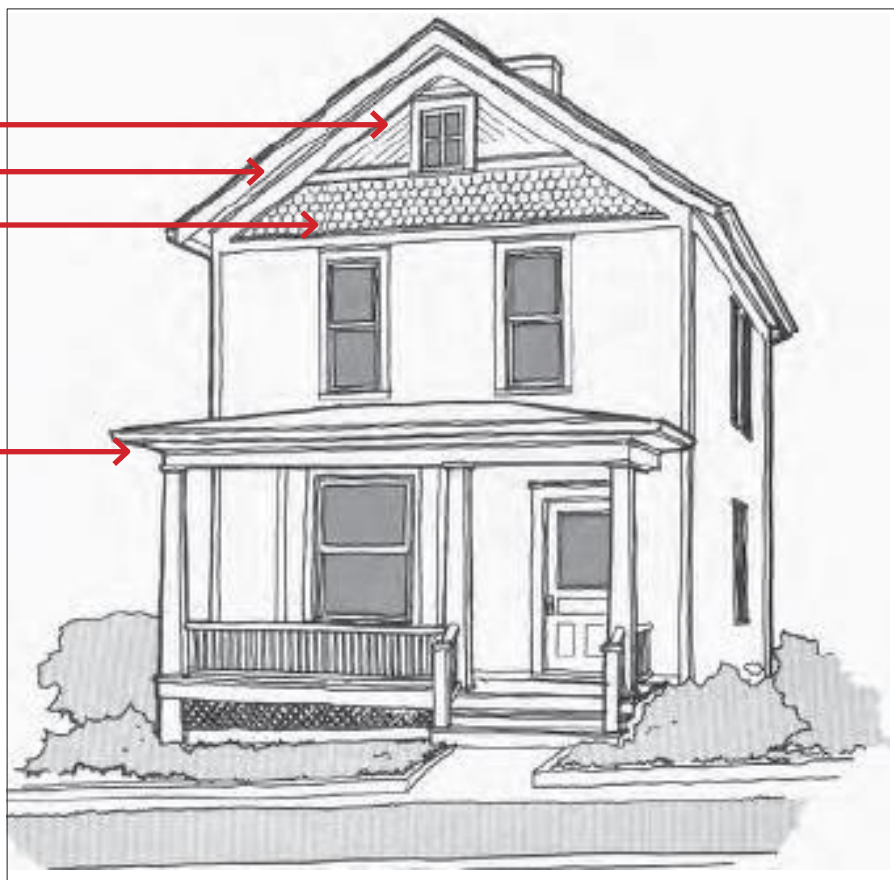
IDENTIFYING FEATURES

Front-facing gable roof

Steeply pitched roof

Decorative elements

Front porch



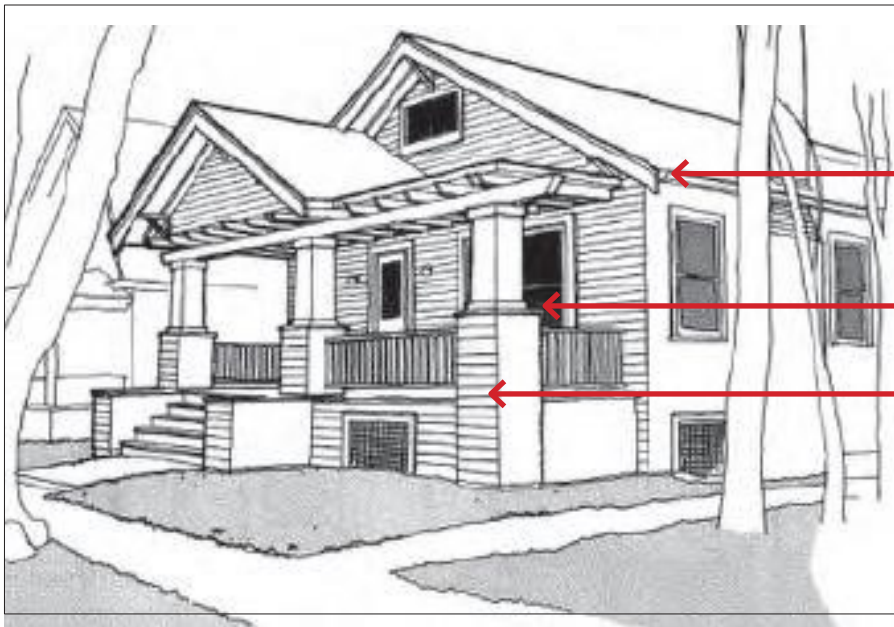
The home at 308 West Huron Street is an example of Homestead Vernacular style architecture in the Old Fourth Ward Historic District.

BUNGALOW OR CRAFTSMAN (1905-1930)

Bungalow denotes a general type rather than a specific style of architecture. Although residential bungalows display a variety of materials and details, they are easily recognized by their wide, low-pitched roofs and broad front porches. They became very popular in the United States in the early twentieth Century and were rooted in the English Arts and Crafts movement.

Bungalows range in scale from modest one-story dwellings to large two or two-and-a-half story homes. They often feature art glass and have exposed brackets and rafters and combinations of different textures such as cobblestones and shingles.

Created in Southern California by the architects Greene and Greene, the Craftsman style home was a very popular type of bungalow influenced by the English Arts and Crafts movement. The popularity of the style grew with the publication of pattern books and Gustave Stickley's magazine "The Craftsman." The style carried the message of simplicity, harmony with nature, and promotion of craftsmanship.

*IDENTIFYING FEATURES*

Massive gable or hipped roof with wide overhang and exposed rafter tails

Prominent porches, verandas, or terraces

Use of wood and stone as primary materials

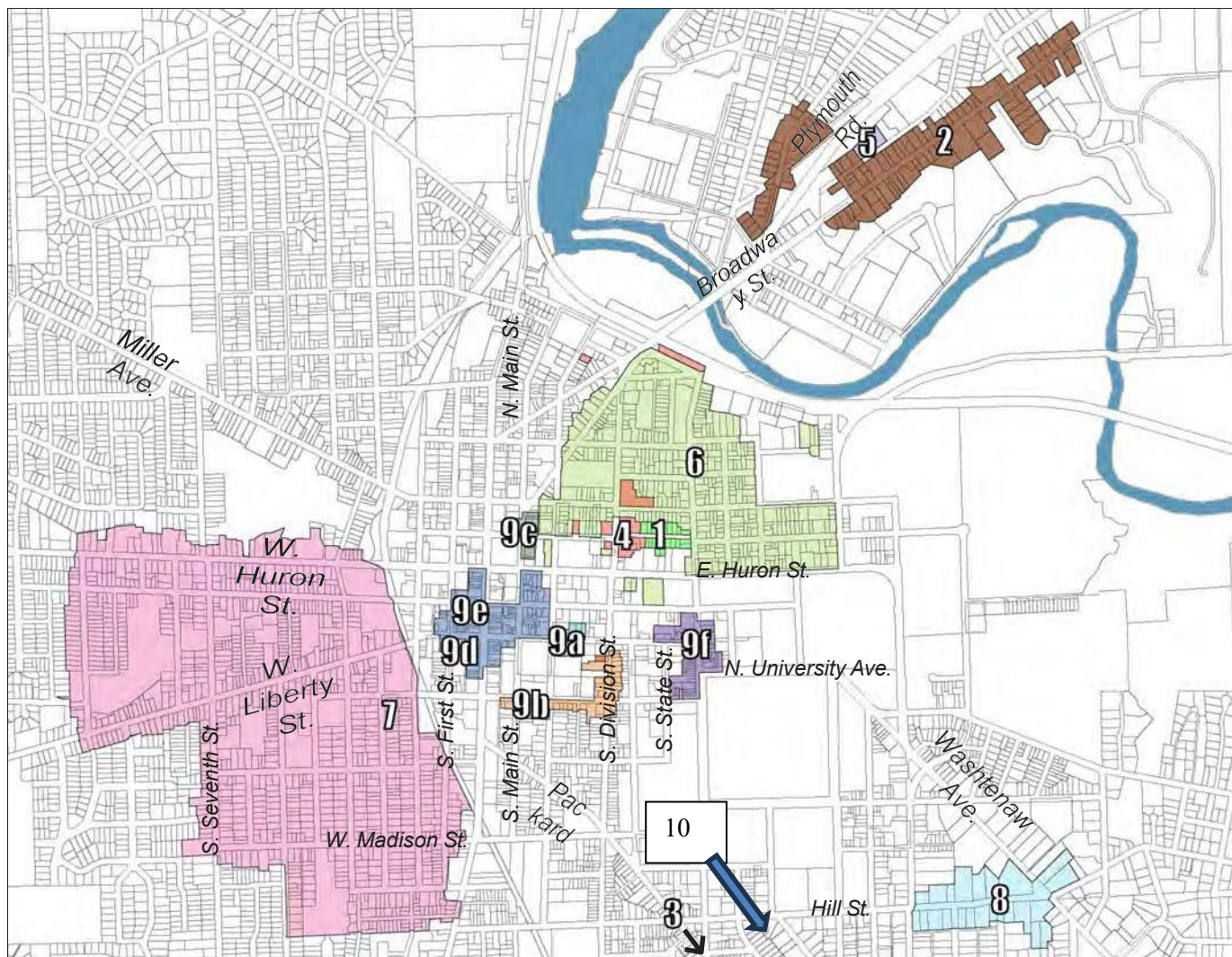
HISTORIC DISTRICTS IN ANN ARBOR



The historic Cobblestone Farm sits at the center of its own historic district.

Each of Ann Arbor's locally designated historic districts has its own unique character which is due in part to local topography, the original period of development and the nature of the district's early inhabitants. Projects undertaken within each historic district should reflect the historic character that is present in that district.

The following section provides a brief description of each of the city's historic districts with a map of that district and corresponding photographs. The six historic districts that are completely within the boundaries of downtown Ann Arbor are summarized together.



1. Ann Street Historic Block District
2. Broadway Historic District
3. Cobblestone Farm Historic District
4. Division Street Historic District
5. Northern Brewery Historic District
6. Old Fourth Ward Historic District
7. Old West Side Historic District
8. Washtenaw - Hill Historic District

9. Downtown Historic Districts
 - a. East Liberty Block
 - b. East William Street
 - c. Fourth Avenue & Ann Street
 - d. Liberty Street
 - e. Main Street
 - f. State Street



10. Robert and Erma Hayden
House Historic District

ANN STREET HISTORIC BLOCK HISTORIC DISTRICT

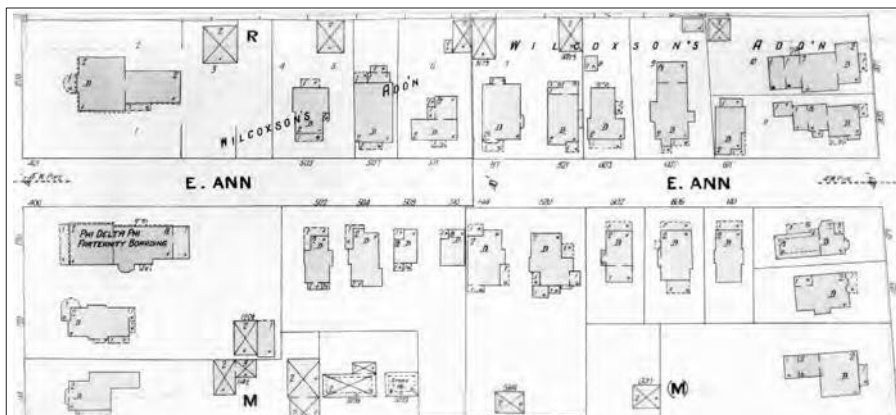
The Ann Street Historic Block Historic District is a one block district between the Division Street Historic District and the Old Fourth Ward Historic District and is a densely spaced, small scale block of nineteenth-century houses. Ann Street was named after Ann Allen, the wife of John Allen, one of the founders of Ann Arbor. This section of Ann Street was extended in 1857 and three of the houses in the district are visible on the 1866 bird's eye map of Ann Arbor. All of the nineteen houses in the district, except one, were constructed before 1900.

Styles in the district include Greek Revival, Italianate, Queen Anne, and Colonial Revival. Ann Arbor's earliest prominent citizens, including doctors, lawyers, businessmen, clergymen, and four of Ann Arbor's mayors built the houses. There is consistency in the massing and form of the houses on the street. They are frame structures covered with clapboard or shingles resting on fieldstone foundations. They have a relatively small front setback, feature front porches, and are two-stories in height.

Adopted April 16, 1979



The Ann Street Historic Block District occupies most of the block of East Ann Street between North State Street and North Division Street.



The dense, small scale, context of the Ann Street Historic Block District is illustrated on a 1908 Sanborn Insurance Map.

BROADWAY HISTORIC DISTRICT



Many houses in the district such as the residence at 1418 Broadway are smaller than homes typically seen in the historic neighborhoods that are closer to downtown Ann Arbor.



With the large open space, the historic property at 660 Broadway illustrates the somewhat rural character of the Broadway Historic District.

The Broadway Historic District sits north of downtown Ann Arbor and the Huron River. The first buildings were constructed in 1832 when early settlers from upstate New York arrived to set up mills powered by the Huron River and Traver Creek. Originally settled as a separate community, the area was annexed to the City of Ann Arbor in 1861.

The district is locally significant for its architecture, for its role in the early settlement of Ann Arbor, and for the variety of ethnicities and occupations of residents living in the area, including African-Americans and German-Americans. In addition to the residences, the district contains the former Fifth Ward school on Traver, the oldest remaining school building in Ann Arbor.

A diverse range of residents felt comfortable living in this area of Ann Arbor because it faced little development pressure. The Charles Cox family built the house at 1210 Broadway in 1894 and lived there until at least 1924. Allen and Elizabeth Morris rented the house at 1404 Broadway from 1900 to 1907 before purchasing their own home elsewhere in the city. Elijah Durham, a cement worker who built some houses on nearby Pontiac Trail, and his wife May, lived at 1525 Broadway from 1913 until about 1925. Ann Arbor's first black policeman, William Blackburn and his wife Clara, lived at 1307 Jones Drive from 1909 until 1919.

The architecture of the district represents the progression of styles seen from early settlement through the 1930s and includes relatively unaltered examples of American styles from the earliest Greek Revival through Italianate and Queen Anne, to Colonial Revival and Craftsman. The houses present a picture of what life was like in an early and somewhat rural working-class neighborhood of Ann Arbor. Fruit orchards and other agricultural uses were present until the 1940s, and the area remained less dense and had smaller houses than neighborhoods closer to downtown. Adopted April 21, 2008.

The former Fifth Ward school building on Traver Street is the oldest extant school building in Ann Arbor.





The Broadway Historic District runs along both sides of Broadway Street as well as portions of Plymouth Street and Traver Street to the north of downtown Ann Arbor.

COBBLESTONE FARM HISTORIC DISTRICT



Cobblestone Farm is located in the south-eastern part of Ann Arbor.



The Cobblestone Farm represents one of the last remaining examples of a completely hand-built house in Michigan.



The wooden kitchen area to the rear of the house is also a significant historic resource.

The Ticknor-Campbell house is known as the Cobblestone Farm because of the unique construction technique of the cobblestone house on the property. Built for Dr. Benajah Ticknor in 1844 in the Classic Revival style, it is one of the finest of the few cobblestone buildings in Michigan. Together with the wooden kitchen ell in the rear, it forms an unusually fine example of a pioneer Michigan farm dwelling.

The construction of the cobblestone house was probably the work of Stephen Mills, who had learned his trade in western New York state where cobblestone architecture was popular before and after the digging of the Erie Canal. The Classic Revival style of the cobblestone house is reflected in the balance of architectural elements: the use of square “dressed” stone quoins at wall corners and the use of enclosed columns and sidelights at the entrance. The exterior of the house is symmetrical and features cornice returns and louvered shutters.

The Ticknor-Campbell house was built of hand-hewn oak members joined by mortise and tenon. The finishing courses of cobblestones were veneered onto the rubble-stone inner wall. The house represents one of the last remaining examples of a completely hand-built house, a portion of which is in the rare cobblestone medium. The house was built during a time when Michigan, like the rest of the country, was rapidly becoming dependent on machine technology and shifting to new construction methods.

There has been only one alteration to the exterior of the cobblestone house: during the Booth family tenure (1860-1880), an Italianate style wooden front porch with bracketed columns was added to the front façade, which has since been removed. It is currently open to the public as an event space.

Adopted February 1, 1982; listed in the National Register of Historic Places in 1972



The Ticknor-Campbell house is one of the finest of the few cobblestone buildings in Michigan. (c. 1898, Charles Ciccarelli)

DIVISION STREET HISTORIC DISTRICT

The Division Street Historic District is the first local historic district created in Ann Arbor. It is a non-contiguous historic district that includes some of the earliest and most important buildings in Ann Arbor. Together through their architecture and history, they tell the story of Ann Arbor's early development.

The Bennett (Kempf) House (listed in the National Register in 1972) and Wilson-Wahr House (listed in 1972) are excellent examples of Greek Revival architecture and were the homes of university professors and an early judge. The home of an early brewer is in the Italianate style. The homes of physicians and early newspaper owners are in the district as are high style designs of the DKE Shant designed by William Lebaron Jenney and the former Michigan Central Depot designed by Spier & Rohns. St. Andrew's Episcopal Church, the oldest in Ann Arbor, was designed by Gordon W. Lloyd. The Michigan Central Railroad Depot (listed in 1975) is an excellent example of the Richardson Romanesque style and was considered the finest train station on the line between Chicago and Buffalo in the late nineteenth century.

Adopted April 16, 1973



121 N. Division Street is an excellent example of Italianate architecture in the Division Street Historic District.



The Division Street Historic District includes some of the earliest and most important buildings in Ann Arbor.



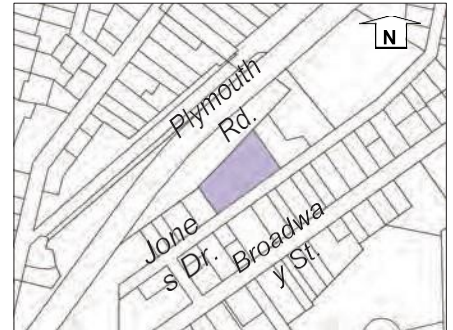
The Wilson-Wahr House at 126 North Division Street is an excellent example of Greek Revival Style Architecture, featuring a pediment above four double-height ionic columns on the façade.



The Division Street Historic District is a non-contiguous historic district that lies primarily north and east of downtown Ann Arbor.

NORTHERN BREWERY HISTORIC DISTRICT

The Northern Brewery Historic District is a district comprised of two structures, a Brewery Building and a Foundry Building located at 1327 Jones Drive. Constructed in 1886 by Herman Hardinghaus, beer was brewed at this location until 1908, when the building was converted to an icehouse run by Ernest Rehberg. The Ann Arbor Foundry, owned by Charles Baker and Tom Cook, operated on the property from 1922 to 1972. The buildings were completely rehabilitated using federal historic tax credits in 1976. Adopted December 18, 1978; listed in the National Register in 1979



The Northern Brewery Historic District is located northeast of the Huron River, just off of Broadway Street.



The buildings that comprise the Northern Brewery Historic District were completely rehabilitated in 1976 using federal historic tax credits.

OLD FOURTH WARD HISTORIC DISTRICT



The Old Fourth Ward Historic District is one of the oldest residential enclaves in Ann Arbor. The city's Fourth Ward from 1851 until 1955, the neighborhood was home to the city's early bankers, lawyers, judges, doctors, merchants, and city officials – including seven mayors.



The neighborhood was a popular boarding house area for professors and students, many of whom achieved national as well as local prominence in the course of their careers. Many of Ann Arbor's best-known educators lived in the district including University of Michigan President Henry Frieze, Ann Arbor High School principals Albert and Judson Pattengill, the first director of the public school system Edwin Lawrence, and many renowned teachers throughout the years. The district also housed some of the city's early schools. Community High School, built in 1922 as Jones School, sits on the site of the original Fourth Ward School.



There are over 400 resources in the district, nearly one-third of which were constructed before 1900. Most of the remaining structures were built soon after 1900 and represent many of the architectural styles including Greek Revival, Gothic and Italianate, Queen Anne, Shingle, and the revival styles of the early 1900s.

The district contains several churches, including the Unitarian Universalist Church (listed in the National Register in 1978, an excellent example of the Richardson Romanesque style. Many of the city's "firsts" are located in the district including the first synagogue, the first home for the elderly, the oldest surviving apartment house, the second oldest surviving schoolhouse, and the first university cooperative housing constructed in the United States. Other unique buildings in the district include the Ann Arbor Central Fire Station (listed in 1972), Harris Hall (listed in 1982), and the former Armory.

The Old Fourth Ward Historic District is one of the oldest residential neighborhoods in Ann Arbor.

Adopted August 15, 1983



A section of the Old Fourth Ward Historic District sits within the boundaries of downtown Ann Arbor.



Nearly one-third of the homes in the Old Fourth Ward Historic District were built prior to 1900 including this Italianate home at 311 East Ann Street.



The Old Fourth Ward Historic District is located primarily to the northeast of downtown Ann Arbor. A section of the district is located within the boundaries of downtown and several sections of the district are non-contiguous.



The wide porch and modest scale of the home at 308 West Huron Street is typical of the Old West Side Historic District.



Many homes in the Old West Side Historic District have front facing gable roofs.



Many houses in the Old West Side Historic District are one-and-a-half to two stories tall.

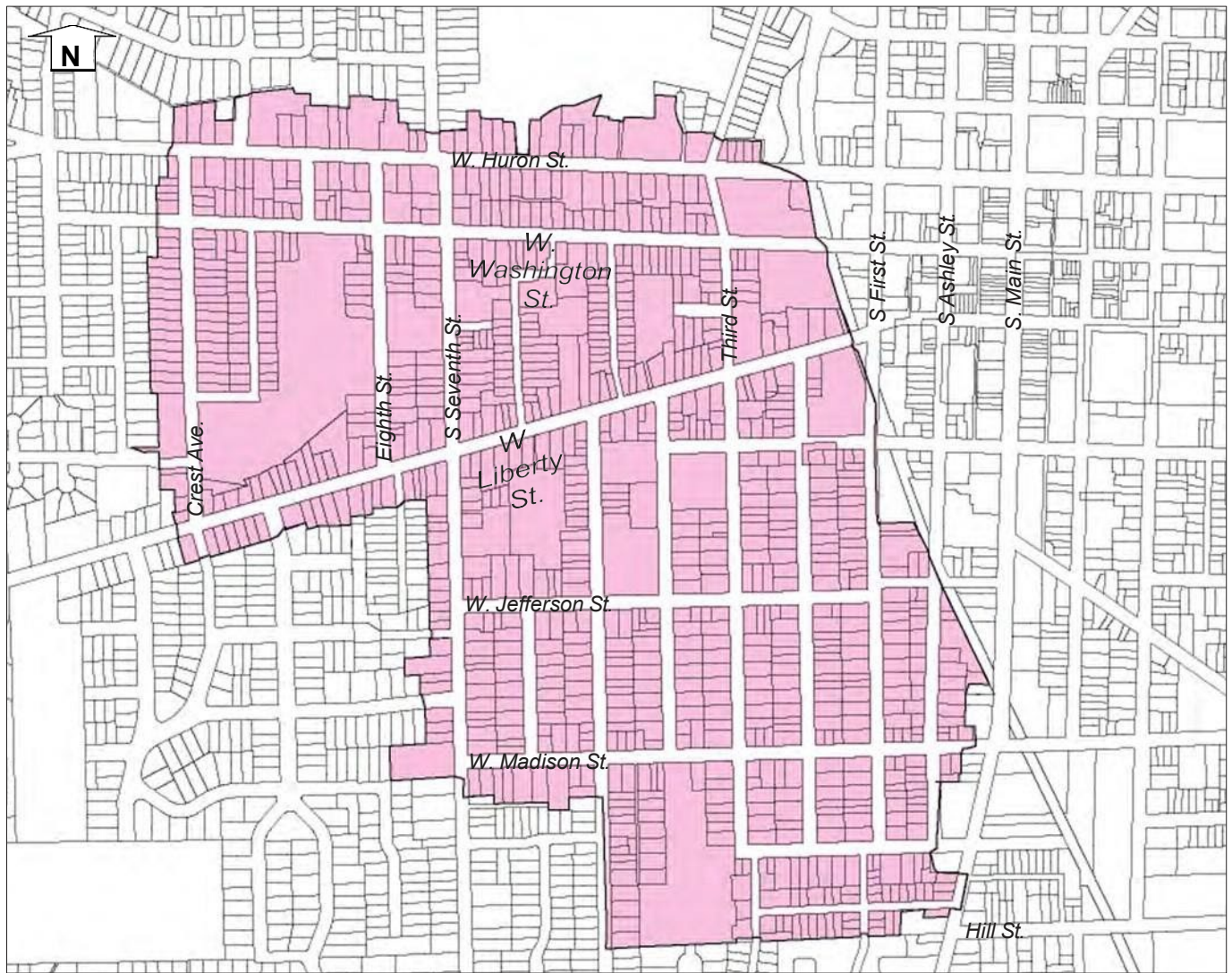
OLD WEST SIDE HISTORIC DISTRICT

The Old West Side Historic District, located to the south and west of downtown, is a neighborhood primarily consisting of houses constructed in the nineteenth century. The southern half of the district was platted between 1848 and 1861 by William S. Maynard. The northern half was platted later, and Murray and Mulholland Streets were platted in the 1910s. The neighborhood historically had a strong German heritage, with the German language being used in churches, schools, and newspapers. Residents were shopkeepers or workers in the nearby industries such as the Michigan Furniture Factory, the Michigan Union Brewery, or the vinegar works next to the Ann Arbor Railroad on the east border of the district.

While there are a few larger houses and commercial buildings in the district, the majority of the buildings are modest, gable-fronted, clapboard-sided houses, one-and-one-half to two-stories tall, with wide front porches and generous side yards. Nearly every architectural style from the nineteenth and early twentieth centuries exists in the district, including examples of Italianate, Queen Anne, Colonial Revival, Craftsman, and Bungalow styles. Modern buildings, primarily three-story, brick apartment buildings, have been built east of Third and north of Jefferson, closer to downtown. Adopted April 6, 1978, listed in the National Register of Historic Places in 1972



at 116 Chapin is typical of the Old West Side Historic District.



The Old West Side Historic District is located to the south and west of downtown Ann Arbor. A portion of the district lies within the downtown boundaries on the west side of the railroad tracks.



WASHTENAW - HILL HISTORIC DISTRICT

The Washtenaw - Hill Historic District comprises the 1300, 1400, and 1500 blocks of Hill Street and one corner of Washtenaw, totaling twenty-one parcels. The district is located to the south and east of the University of Michigan central campus and has strong university associations, with the majority of the houses having been built for faculty. This reflects the huge surge in growth of the university between 1890 and 1930 when the number of faculty went from 35 in 1871 to over 3,000 in 1929.

Four houses have noted architects. 1410 and 1416 Hill Street were designed by Irving Pond, and 1331 Hill and 1555 Washtenaw were designed by Albert Kahn. Some of the Tudor Revival, Colonial Revival, and Craftsman style houses have been converted to student housing. The tradition of sororities and fraternities being located in this area began in 1903 and became prevalent in the 1920s, and many of the organizations had the houses built. Three houses in the district are individually listed in the National Register of Historic Places: the Delta Upsilon Fraternity House (listed in 1995), the Henry S. Frieze House (listed in 1972), and the Floyd R. Mechem House (listed in 1999).

Numerous old growth trees grace the district and are important to the setting and character of the area.

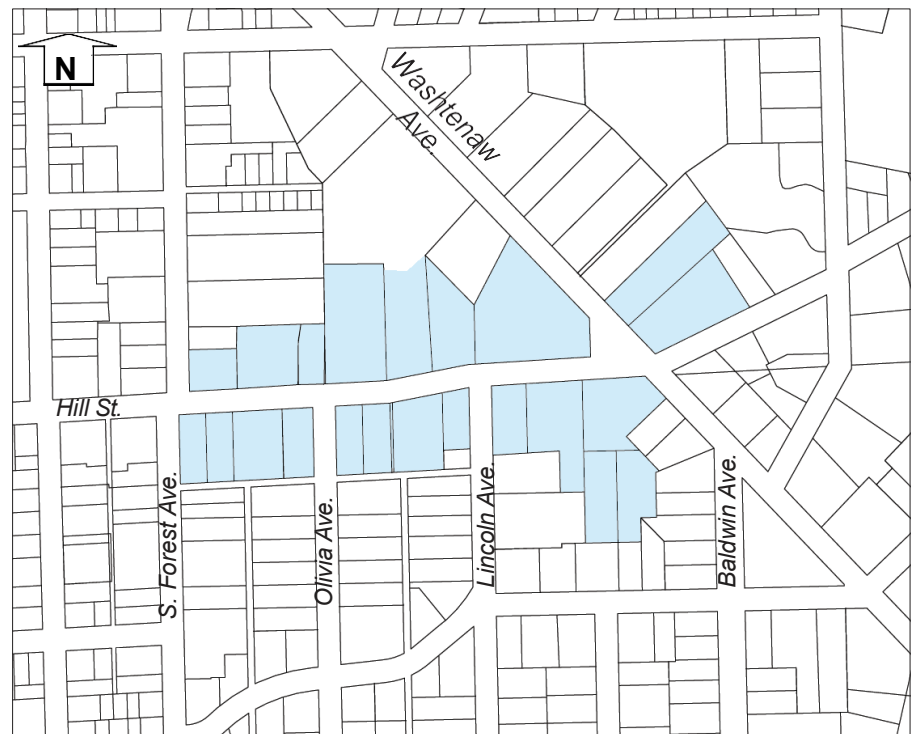
Adopted April 10, 1980



Numerous old growth trees grace the Washtenaw - Hill Historic District and are important to the setting and character of the area.



A number of sororities and fraternities occupy historic structures in the Washtenaw - Hill Historic District.



The Washtenaw - Hill Historic District is located south and east of the University of Michigan central campus.

DOWNTOWN HISTORIC DISTRICTS

As the traditional civic, economic and cultural heart of the community, downtown Ann Arbor is rich in historic resources. Six historic districts lie completely within the downtown boundaries. They are:

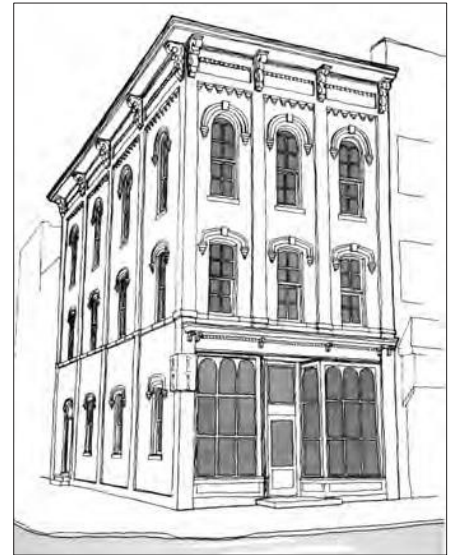
- East Liberty Block Historic District (Adopted March 16, 1992)
- East William Street Historic District (Adopted December 18, 1989)
- Fourth Avenue/Ann Street Historic District (Adopted December 18, 1989)
- Liberty Street Historic District (Adopted March 10, 1975)
- Main Street Historic District (Adopted December 18, 1989)
- State Street Historic District (Adopted March 16, 1992)

Portions of three other historic districts, the Division Street Historic District, the Old Fourth Ward Historic District and the Old West Side Historic District, lie within the boundaries of downtown. They are described separately within this chapter.

The first businesses in Ann Arbor were opened soon after John Allen and Elisha Walker Rumsey established the town site in 1824. The central business district developed along Main Street and around the county courthouse square. By 1838 Ann Arbor boasted, "...a court-house, a jail, a bank, two banking associations, four churches, one each of Presbyterian, Baptist, Episcopal, and Universalist, two printing presses which issue two weekly newspapers, a bookstore, two druggists, a flouring mill with six run of stone, a sawmill, woolen factory, carding machine, iron foundry, and extensive plow manufactory, two tanneries, seventeen dry-goods stores, eleven lawyers and nine physicians," as described by Burke A. Hinsdale in his 1906 book *History of the University of Michigan*. Historic photographs show that most of the earliest retail businesses occupied wood frame structures.

A post-Civil War building boom propelled a transformation of the downtown from a collection of insubstantial buildings to a stately array of "commercial palaces," a mode popular for retail business buildings since its introduction in New York in the 1840s. Two- and three-story masonry structures with richly ornamented façades offered patrons an elegant atmosphere in which to browse – an atmosphere calculated to stimulate the desire to purchase. By 1878, when a railroad link with Toledo was finally established, Ann Arbor had become one of the most thriving business centers west of Detroit.

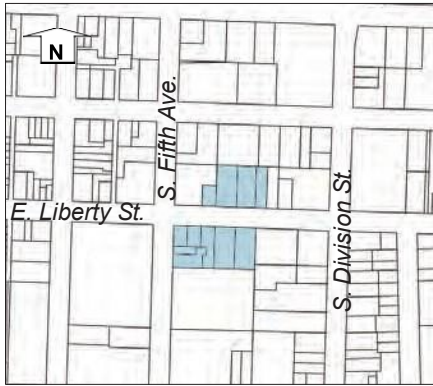
Beginning in the 1870s, a second business area developed on State Street adjacent to the expanding University of Michigan. In August of 1916 the *Daily Times News* reported numerous changes along State Street, so many, in fact, that the reporter doubted that returning students would recognize the area. In this area the majority of the commercial buildings are two-story and from the early twentieth century. One particularly impressive addition was the Nickels Arcade (listed in the *National Register* in 1987), a unique type of commercial development in Ann Arbor.



The Main Street Historic District includes many narrow commercial buildings with tall first floor storefronts such as the Italianate style building at 122 West Washington.



*Most of the primarily two-story commercial buildings in the State Street Historic District were built in the twentieth Century such as the Art Deco style State Theater at 231 South State Street (listed in the *National Register* in 1980).*



The East Liberty Block Historic District is located near the center of downtown Ann Arbor, just to the east of the Main Street Historic District.

As both the Main Street and State Street districts expanded a commercial corridor grew up along Liberty Street that functioned as a link between the two. While the residential character of the neighborhood lying between the two districts was never entirely erased, significant commercial developments occurred along East Liberty in the 1910s, 1920s and 1930s. The First National Bank Building (listed in the National Register in 1982) Zwerdling-Darling Block, the Weinmann Block (listed in 1983), the Germania Building Complex (listed 1983), and the Michigan Theater (listed in 1980) evidence this era of development in the city's business history.

The styles of buildings within the six downtown historic districts cover the range of popular architectural designs from the 1860s through the 1940s and include Italianate, Queen Anne, Romanesque Revival, Twentieth Century Commercial Style, Beaux Arts, and Art Deco.



The East Liberty Street Historic District includes a number of historic residential structures that have been converted to commercial use.



The East William Street Historic District is located along East William Street and South Division Street on the south side of downtown Ann Arbor.



The East William Street Historic District includes both historic commercial and converted historic residential structures.



The Fourth Avenue/Ann Street Historic District is located in the northern part of downtown Ann Arbor.



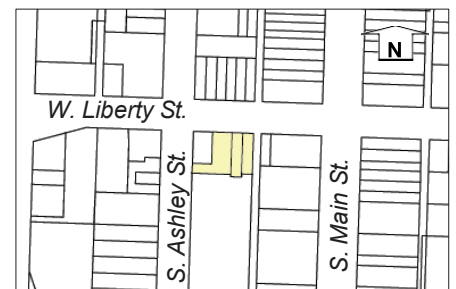
Most historic buildings in the Fourth Avenue/Ann Street Historic District are commercial.



The 4th Avenue/Ann Street Historic District includes a variety of historic architectural styles.



Building scale is highly varied in the Main Street Historic District.



The Liberty Street Historic District is a small historic district located along the southwestern boundary of the Main Street Historic District.



The Liberty Street Historic District includes Romanesque and Italianate style commercial buildings.



The Main Street Historic District sits at the center of downtown Ann Arbor.



Most historic structures in the Main Street Historic District have richly ornamented masonry façades that are two to three stories in height. However, some notable historic buildings in the district are considerably taller.



The State Street Historic District is located on the eastern side of downtown Ann Arbor adjacent to the University of Michigan central campus.



The State Street Historic District is an important commercial center for students at the University of Michigan.

The Nickels Arcade is a unique feature of the State Street Historic District.

ROBERT AND ERMA HAYDEN HOUSE HISTORIC DISTRICT



Robert Hayden, 1971 (source:
The Ann Arbor News)



The Robert and Erma Hayden House Historic District contains two contributing resources – the house at 1201 Gardner Avenue and its surrounding landscaping.

The house is a one-and-one-half story, Cape Cod-style house in Ann Arbor's Lower Burns Park neighborhood, built in 1936. The landscape is defined by shrubbery and large trees that were planted by Mr. Hayden during the period of significance. The site remains largely unaltered since its period of significance of 1969–1980.

Robert Hayden was born in Detroit in 1913, attended Detroit City College and the University of Michigan. After finishing his degree in 1942, Hayden taught at the University of Michigan for several years and was the first Black faculty member in Michigan's English department. Hayden taught at Fisk University for over 20 years, but he and his family returned to Ann Arbor, to 1201 Gardner Avenue, in 1969, where he taught at the university until his death in 1980.

Hayden wrote some of the most powerful Black history poems in the English language. In 1976 Hayden was offered and accepted the position of Poetry Consultant to the Library of Congress (later called the Poet Laureate) - the first Black American to hold this position. He accepted and was reappointed in 1978.

Adopted February 26, 2023.

 Researching Ann Arbor's Historic Districts

If you would like to learn more about a property in a historic district, there are many research tools publicly available and online.

The City of Ann Arbor has a database of permits that were issued by the Planning and Development Services Unit, including Certificates of Appropriateness issued for work in the historic districts. These records can help determine how and when a historic resource has changed, particularly in the last fifty years. Archived building permits can be found online through the City's website and are organized by addresses and project names through a program called OnBase. OnBase is found on the Construction and Buildings page and the Historic Preservation page by clicking on "Archives" in the lefthand side bar.

Sanborn Fire Insurance Maps were produced between 1867 and 1970 by the Sanborn Map Company to assess fire insurance needs in approximately 12,000 American cities. Thus, they can show very useful information for historic district purposes such as building form, construction type, materials, use, and more. The Ann Arbor District Library has copies of the Ann Arbor Sanborn Maps, which were produced between 1888 and 1948. The Sanborn Maps help determine what changes to the building form happened during the period of significance.

The Ann Arbor District Library Archives has an extensive collection of local newspaper articles and photographs of Ann Arbor throughout the twentieth century. These provide important visuals of historic resources and can be searched online by filtering for Local History. The Archives also hold City and County directories that can help identify building addresses, business, and inhabitants throughout the late nineteenth and entire twentieth century.

National Register of Historic Places in Ann Arbor

Besides the local historic districts that were adopted by City Council, the City of Ann Arbor also contains a number of individual resources and historic districts that are listed in the National Register of Historic Places such as:

William Anderson House (NR 1982)
Bell-Spalding House (NR 1990)
Detroit Observatory (NR 1972)
Thomas Earl House (NR 1991)
Arnold and Gertrude Goss House (NR 2006)
Jacob Hoffstetter House (NR 1982)
Kellogg-Warden House (NR 1994)
Main Street Post Office (NR 1978)
Methodist Episcopal Church Parsonage (NR 1982)
William B. and Mary Shuford Palmer House (NR 1999)
President's House, University of Michigan (NR 1970)
Stone School (NR 1995)
Tuomy Hills Service Station (NR 2000)
University of Michigan Central Campus Historic District (NR 1977)
Orrin White House (NR 1971)

National Register Nominations for all of the nationally listed historic resources in Ann Arbor are kept by the National Park Service and can be accessed online through the National Archives Catalog. The nominations contain histories, descriptions, and narratives of significance.