

## MEMORANDUM

To: Historic District Commission

From: Jill Thacher, Historic Preservation Coordinator

Date: July 10, 2025

Re: 1313 Henry Historic Plaque Request

The property owner of 1313 Henry Street has requested approval for a historic property plaque. Staff believes this is a significant historic building and meets the four criteria:

- a) The building dates to 1926 and is therefore more than 50 years old.
- b) The building has been maintained largely in its original condition.
- c) The building has a nominal amount of non-historic features (front stair guardrail, glass block in a basement window). These features could be easily removable and reversible.
- d) The principal facades of the building are architecturally significant and have maintained features that have been lost or covered over on many buildings of this era. The house features a red brick front porch with a front gable above, mostly original windows, front and rear shed dormers and a red brick chimney. The front-facing gable over the porch is the home's most distinctive feature, with faux half timbering and a jerkinhead (clipped gable) roof.

## 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.

- a) The building must be at least fifty 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.

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, and was \$495 as of October 2023. 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

**Section 1: Applicant Information**

Name of Property Owner: ROBERT B. DIGIOVANNI  
Address of Owner: 1313 HENRY ST  
Daytime Phone: (734) 665-5813 ; 734-680-7880 (cell)  
Fax: ( ) /  
Email: robert.digiovanni@gmail.com  
Signature of owner: Robert B. DiGiovanni date: 6/1/25

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

Address of Property: 1313 HENRY ST.  
Name of Historic District, if applicable: /  
Name of First Owner of building: UNKNOWN  
Bibliographic Source: /  
Date of Construction: 1926  
Bibliographic Source: CITY ASSESSORS OFFICE RECORD  
Additional history of the property—including ownership, evolution of the building and its use:

ATTACHMENTS:

- OCCUPANTS OF 1313 HENRY
- DESCRIPTION OF 1313 HENRY
- CITY ASSESSORS RECORD

(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: \_\_\_\_\_

## **Occupants of 1313 Henry Street, Ann Arbor, Michigan**

According to the City Assessor's Office the house at 1313 Henry was completed in December, 1926, but we don't know who built it or who the first tenants were. The first occupants of record, from the 1929 and 1930 Polk City Directories, were Norman H. Anning and his wife Marion. Professor Anning served on the faculty of the University of Michigan Department of Mathematics from 1920 until his retirement in 1953; he also chaired the department in 1951-52.

The house stood vacant for a while, until new occupants, Garnet J. "Burley" Burlingame and his wife Alice moved in for a couple of years (1932 and 1933 Directories). At the time Burlingame was a station manager for the Abbott Gasoline Company. He joined the Army when WWII broke out and ended up leading the 900-man 2<sup>nd</sup> Battalion, 126<sup>th</sup> Infantry, West Michigan 32<sup>nd</sup> Division on a hellish 89-mile, 42-day trek over the Owen Stanley Mountains in New Guinea. Historian Robert Mages called it "one of the most harrowing marches in American military history." Most of the men fell ill from various tropical diseases and Major Burlingame himself fell off a mountain ledge and broke his back. He was shipped home in 1943, becoming Washtenaw County's first Disabled American Veteran from WWII.

William R. and Elsie R. Stagg moved into the house in 1934 and lived there for nearly 20 years, until 1954. He worked as a salesman in several establishments and ended his career as Register of the Probate Court.

After William Stagg died in 1954 his widow sold to an Ann Arbor City policeman, Wilfred J. Lyons, and his wife Florence, who lived in the house from 1954 to 1961. "Big Bill" Lyons, a WWII Navy veteran who served on the aircraft carrier *Princeton* in the Pacific, had joined the police force in 1948 as a uniformed patrolman and was promoted to detective in 1956; he was a colorful character with an unparalleled arrest record who, it is said, organized a crew of prisoners to build the planters on the front porch.

John P. and Nancy L. Wacker purchased the house in May of 1961 and lived in it from 1961 to 1967. He was a salesman for the Arbor City Lumber Company.

Two teachers, Donald W. and Janice B. Bussler, were the next residents, starting in 1967. She taught elementary school while he taught at Forsythe Jr. High School; previously he had taught Russian at Chelsea High School. They left in 1973 when he accepted a position as principal of River Valley High School in Sawyer, Michigan.

Robert B. DiGiovanni, who purchased the house in 1973, came to Ann Arbor to work on a PhD in English Language and Literature at the University of Michigan. Having earned his degree, he taught in the English Department at Eastern Michigan University and the Technical Communication Program of the U-M College of Engineering, as well as the business schools at UM-Flint and Wayne State University. From 2003 – 2009 he and his wife Judith Steeh lived in Japan where he taught Technical Communication at the Japan Institute of Advanced Technology in Ishikawa Prefecture and at Waseda University in Tokyo; during their absence their daughter, Rachael Holmes lived in the house. Dr. DiGiovanni also is known as a founder (in 1964) and long-time head coach of the University of Michigan Men's Lacrosse Club and as the founder and first head coach of the Pioneer High School Men's Lacrosse program.

## **Description of 1313 Henry**

(We purchased the property in 1973. We have not made any major architectural changes.)

Classic Lower Burns Park home on corner lot. 1900 square feet finished living area. Original shiplap, cedar siding outside. Original oak flooring throughout first and second floors except for pine flooring in kitchen; walnut wood trim; wet-plaster; operable double-hung sash windows.

Three bedrooms (one with walk-in closet); two full bathrooms; living room with wood-burning fireplace; formal dining room; efficient kitchen; completely finished basement.

Separate mud-closet entrance; front porch and back porch with an updated second-floor airing porch above. Detached 1-car garage.

225 square feet back yard enclosed by a cedar shadowbox fence; mature trees, shrubs, and flowers throughout property

Parcel Number: 09-09-33-326-006

Jurisdiction: CITY OF ANN ARBOR

County: Washtenaw

Printed on

05/28/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DIGIOVANNI ROBERT B STEEH J	DIGIOVANNI ROBERT B TRUST	0	04/01/2010	OTH	03-ARM'S LENGTH	4784/368	DEED	0.0
DI GIOVANNI ROBERT B	DIGIOVANNI ROBERT B TRUST	1	11/10/2009	OTH	03-ARM'S LENGTH	4759/864	DEED	0.0

## Property Address

1313 HENRY ST

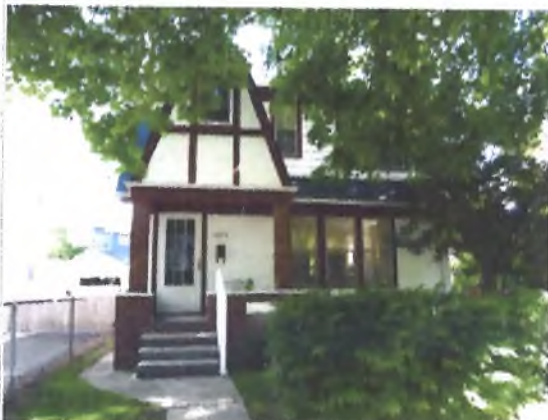
## Owner's Name/Address

DIGIOVANNI ROBERT B TRUST  
1313 HENRY ST  
Ann Arbor MI 48104

## Tax Description

LOT 72 PACKARD LAWN ADDN

Comments/Influences



The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: City of Ann Arbor, County of  
Washtenaw, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R1D

School: ANN ARBOR PUBLIC SCHOOLS

P.R.E. 100% / /

Map #:

Building Permit(s)

Permit Prior to Conversion

Date

05/27/1998

Number

56939

Status

Closed

## 2026 Est TCV Tentative

X Improved	Vacant	Land Value Estimates for Land Table 0062.062 N of Stadium SW of Packard						
Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
		Dirt Road	FF ALL	40.00	120.00	1.1954	1.0000	3000 100 143,453
		Gravel Road	40 Actual Front Feet,	0.11	Total Acres			Total Est. Land Value = 143,453

- X Paved Road
- X Storm Sewer
- X Sidewalk
- Water
- Sewer
- Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

## Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
HH	06/03/2022	NBHD Revie	2025	Tentative	Tentative	Tentative			Tentative
			2026	71,700	170,900	242,600			130,615C
			2024	55,000	169,000	224,000			126,688C
			2023	62,200	149,100	211,300			120,656C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



<b>Building Type</b> X Single Family Mobile Home Town Home Duplex A-Frame  X Wood Frame		<b>(3) Roof (cont.)</b> Eavestrough Insulation 0 Front Overhang 0 Other Overhang  <b>(4) Interior</b> Drywall Plaster Paneled Wood T&G  Trim & Decoration Ex X Ord Min  Size of Closets Lg X Ord Small  Doors: Solid X H.C.		<b>(11) Heating/Cooling</b> X Gas Oil Elec. Wood Coal Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace		<b>(15) Built-ins</b> Appliance Allow. 1 Cook Top 1 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood 1 Vented Hood Intercom Jacuzzi Tub 1 Jacuzzi repl.Tub 1 Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		<b>(16) Fireplaces</b> Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas  Class: C +5 Effic. Age: 51 Floor Area: 1,264 Total Base New : 253,147 Total Depr Cost: 124,048 Estimated T.C.V: 334,930		<b>(17) Porches/Decks</b> Area Type 33 CPP 33 CCP (1 Story) 45 CCP (1 Story) 45 WPP  E.C.F. X 2.700		<b>(17) Garage</b> Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 10 Inch Finished ? Auto. Doors: 0 Mech. Doors: 0 Area: 240 Good: 0 Storage Area: 0 No Conc. Floor: 0  Bsmt Garage: Carpet Area: Roof:	
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<b>Building Style:</b> 2 STORY, C-BC  <b>Yr Built</b> Remodeled 1926 1985  <b>Condition:</b> Good  <b>Room List</b> 4 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms  <b>(1) Exterior</b> Wood/Shingle Aluminum/Vinyl Brick X Stucco Insulation  <b>(2) Windows</b> Many Large X Avg. X Avg. Few Small  X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens  <b>(3) Roof</b> X Gable Gambrel Hip Mansard Flat Shed  X Asphalt Shingle  Chimney:		<b>(7) Excavation</b> Basement: 624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0  <b>(8) Basement</b> Conc. Block Poured Conc. Stone Treated Wood Concrete Floor  <b>(9) Basement Finish</b> 528 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)  <b>(10) Floor Support</b> Joists: Unsupported Lent Cntr. Sup:		<b>(12) Electric</b> 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min  No. of Elec. Outlets Many X Ave. Few  <b>(13) Plumbing</b> Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink 1 Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Ceramic Tub Alcove Vent Fan  <b>(14) Water/Sewer</b> 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:	
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20.0'  
 GAR  
 240.0 sf



