

Survey Report:
Ypsilanti Historic District Resurvey Project
Ypsilanti, Washtenaw County, Michigan



Prepared for
The City of Ypsilanti
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Executive Summary

This report, commissioned by the City of Ypsilanti, constitutes a reconnaissance-level historic resource survey of the historic core of the city, covering 310 acres and including 735 properties. The Survey Area is generally comprised of the Ypsilanti Historic District, enacted by the Ypsilanti City Council in 1978 (for a map of the district, see figure 1). This is the first survey of the Ypsilanti Historic District since the *City-Wide Historical and Architectural Survey*, completed in 1983, and is intended as an update to that document to reflect the changing conditions of the past four decades. It also differs from prior surveys in that it is comprehensive in scope, covering all the buildings and other properties within the contiguous portion of the district. Funding for this project was provided by a Certified Local Government historic preservation grant.

Following the requirements of the *Michigan Above-Ground Survey Manual*,¹ this report provides a physical description and history of the Survey Area, discusses the context and themes under which its properties are significant, and includes an Architectural Properties Identification Form or Cultural Landscape Identification Form for each property. Elaborating upon prior documentation, this survey supports the continued eligibility of the Ypsilanti Historic District for the National Register of Historic Places. It also identifies many properties within the district that are likely to be eligible for the National Register on an individual basis.

This document concludes with planning recommendations to assist the City of Ypsilanti in making future decisions regarding the preservation of these important historic places: the report provides a recommended period of significance for the district of 1830–1969, includes a list of properties deemed contributing (567) and noncontributing (168), and makes recommendations regarding the district’s boundaries. Recommendations for items warranting further, intensive-level research and documentation are also provided.

1. *Michigan Above-Ground Survey Manual* (Lansing: Michigan State Historic Preservation Office, 2018).

Glossary of Terms

“**Contributing**” and “**Noncontributing**” refer to historic and non-historic properties, respectively. Most properties in the Ypsilanti Historic District are contributing. A smaller number of properties that have relatively recent construction dates or have been extensively altered are listed as noncontributing.

Eligible properties are those that are able to be listed in the National Register of Historic Places or as a local historic district. Michigan’s enabling legislation for historic districts specifies that local municipalities must use the same eligibility criteria as the National Register.²

Integrity is “the ability of a property to convey its historical or architectural significance,”³ largely through its physical appearance.

The **National Register of Historic Places** is the nation’s list of historic properties worthy of preservation. Listing in the National Register does not restrict the ability of property owners to make changes to their properties.

A **property** is most often a building, but may also be a structure, site, or object, or an entire district. Each property corresponds with one Identification Form.

A **resource** is any property identified, regardless of whether it is contributing or noncontributing. It may also refer to a smaller unit of a property, such as a garage or landscape feature, or a larger grouping of related properties.

The **Ypsilanti Historic District** may refer (perhaps confusingly) to two different designations with similar, but not identical, boundaries:

- An ordinance passed by the Ypsilanti City Council in 1973 first recognized the Ypsilanti Historic District; in 1978 an ordinance created the Historic District Commission and empowered it to review work on properties within the district.
- The Ypsilanti Historic District may also refer to the National Register of Historic Places listing, approved by the National Park Service in 1978 and revised in 1989.

For purposes of this report, the phrase “Ypsilanti Historic District” refers to the local district, unless otherwise specified.

2. Local Historic Districts Act (Public Act 1969 of 1970, as amended).

3. *How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, 1995), 44; and National Park Service, “What Is Integrity?” (2024), <https://irma.nps.gov/DataStore/DownloadFile/708373>.

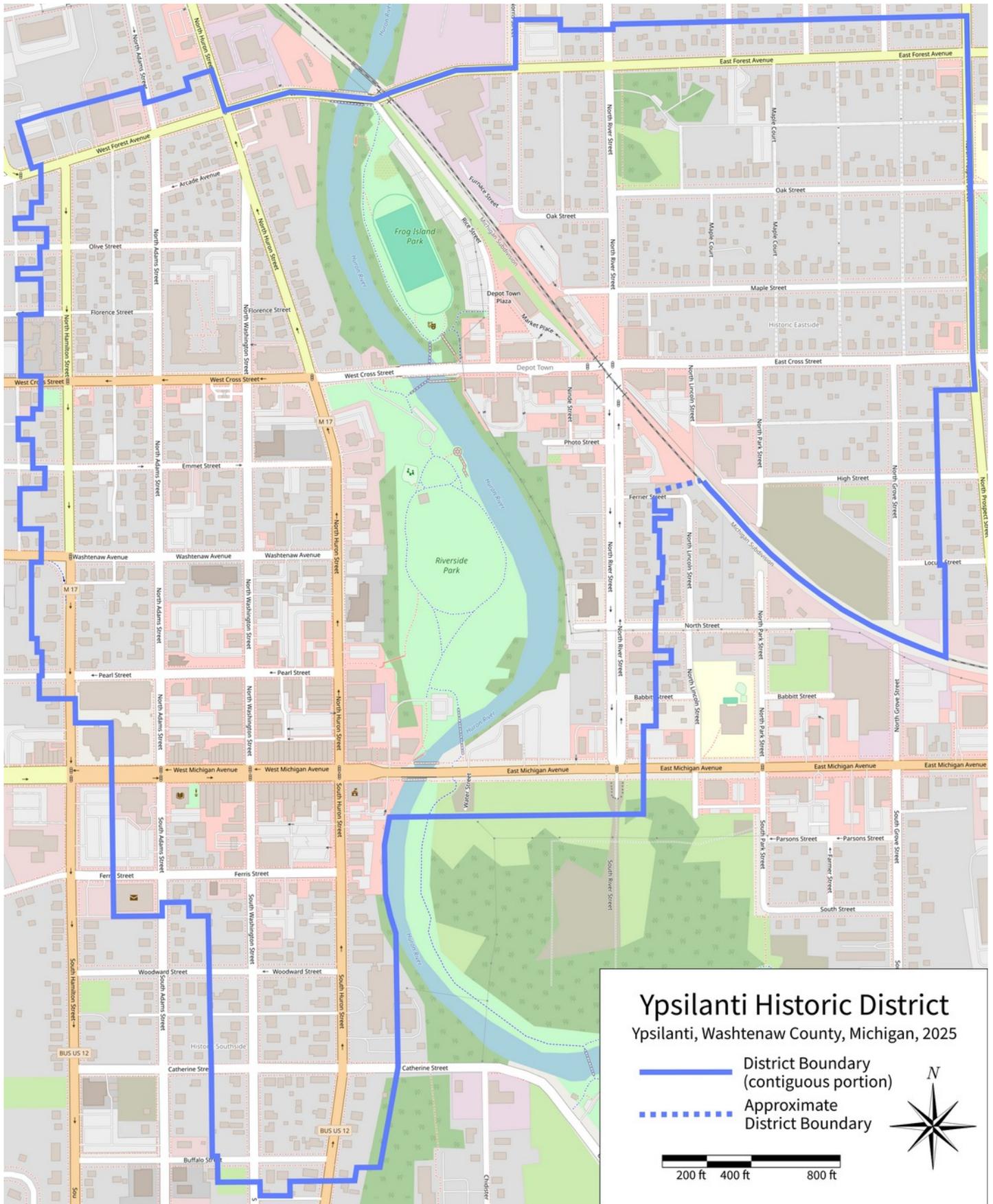


Figure 1: The boundaries of the Ypsilanti Historic District (map data from OpenStreetMap).

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Section I: Summary of Objectives and Results

Credits and Credentials

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Funding Credit

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Chief, Office of Equal Opportunity Programs
United States Department of the Interior
National Park Service
1849 C Street, NW, MS-2740
Washington, DC 20240

Project Objectives and Methodology

This survey project was initiated by the City of Ypsilanti in 2024 with the objective of updating and revising the 1983 *City-Wide Historical and Architectural Survey* data to reflect changing conditions and to meet present-day requirements.

Current guidance from the Michigan State Historic Preservation Office—the *Michigan Above-Ground Survey Manual* (2018)—directs that surveys should address a number of topics that are not covered by the 1983 *Survey*. These requirements include an evaluation of integrity and eligibility for each property, as well as the development of overall histories and narratives of important historical themes to assist in eligibility determinations. Also, the survey must cover, at a minimum, every property more than forty years old; ideally, every property regardless of age would be surveyed (as is done in this report).

The 1983 *Survey* information also warrants updating simply due to the more than four decades that have passed since the survey’s completion. Some buildings have been demolished or altered, while in other cases, newly recognized, significant buildings have been uncovered—literally, in some instances, such as when non-historic coverings or additions have been removed. In other cases, newer resources, not recognized as important at the time, may now be seen as historically significant. This includes, for example, works of Modern architecture and other properties that exemplify Ypsilanti’s mid-twentieth-century history; many such resources are now recommended as contributing. This survey also includes outbuildings, such as carriage houses and garages, as well as non-architectural resources, such as bridges and parks. These types of resources had previously been overlooked.

With the completion of this resurvey project, the City of Ypsilanti may consider updating the historic district study committee report based on the findings of this survey report.⁴ This will provide tangible benefits such as assisting the Historic District Commission with reviewing the appropriateness of proposed work within the district, and determining which properties qualify for the State Historic Tax Credit program (for more information, see Planning Needs and Recommendations, below). The Survey Report may also assist with providing important context for future listings in the National Register of Historic Places.

Reconnaissance-Level Survey

The *Michigan Above-Ground Survey Manual* defines a reconnaissance-level survey as “the first step in the preservation planning process,”⁵ one that uses readily-available information to identify properties eligible for the National Register of Historic Places based on their architectural significance and integrity. Themes beyond architecture are also explored, but only to the extent that such information is available without undertaking intensive, building-specific research. The survey process “documents properties using photographs, brief descriptions, condition, and location information” and produces a survey report.⁶

4. See the Michigan Local Historic Districts Act (Public Act 169 of 1970, as amended) for the role of the study committee report.

5. *Michigan Above-Ground Survey Manual*, 3.

6. *Ibid.*

National Register Evaluation Criteria

Resources may be eligible for the National Register of Historic Places (and, by extension, inclusion within a local historic district) if they:

- A.) are associated with events that have made a significant contribution to the broad patterns of our history;
- B.) are associated with the lives of persons significant to our past;
- C.) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D.) have yielded, or may be likely to yield, information important in history or prehistory.

To be eligible, a resource must also have integrity, that is, “the ability of a property to convey its significance” through its location, setting, design, materials, workmanship, feeling, and association.⁷ A property that has been heavily altered may be ineligible due to lost integrity, even if it is otherwise significant.

For more in the National Register evaluation process, please see *How to Apply the National Register Criteria for Evaluation*.⁸

History of Planning and Preservation Efforts in Ypsilanti

In 1970, a new master plan, the *Ypsilanti General Development Plan*, was drafted by the city.⁹ It included proposals to turn Riverside Park into a parking lot and demolish buildings in Depot Town in order to make room for light industrial development. Huron Street was also to be widened to relieve motor vehicle traffic on Michigan Avenue and provide a corridor to I-94.¹⁰ There was also the possibility of building a highway through Depot Town. Private-sector activities, too, threatened historic properties. For example, a developer who owned several buildings along North Huron Street sought to demolish them. And the Towner House (303 North Huron and within the Survey Area) was slated to be demolished by its then-owner, the First Presbyterian Church (300 North Washington Street, also within the Survey Area), which had purchased the house in 1972.¹¹

At the same time, however, other voices in the community advocated for preservation. Previously, the Ladies Literary Association and the Quirk family had worked to preserve buildings in the early 1900s,¹² and the Ypsilanti Historical Society was founded in 1961. The

7. National Park Service, “What Is Integrity?”

8. *How to Apply the National Register Criteria for Evaluation*.

9. Penny Schreiber and Paul Schreiber, “The Ypsilanti Heritage Foundation: October 1974 to the Present,” in *Ypsilanti Histories: A Look Back at the Last Fifty Years*, ed. John McCurdy et al. (Ann Arbor, MI: Fifth Avenue Press, 2023), 182.

10. Ypsilanti City Planning Commission, “Ypsilanti General Development Plan,” 1970.

11. John Harrington, “The Towner House: History Preserved for Future Generations,” 2020, https://yhf.org/wp-content/uploads/Towner_House_History_JHarrington_c2020.pdf.

12. Resource Design Group, “City-Wide Historical and Architectural Survey, Ypsilanti, Michigan,” 1983, 1.

urban renewal plans of the early 1970s spurred the creation of groups like the Ypsilanti Heritage Foundation. Founded in 1974, members advocated against the demolition of the buildings along North Huron Street. They worked to counter the mentality that, as stated in *Ypsilanti I: Alternative Futures*, a subsequent planning document commissioned by the city in 1972: “older buildings are, as a general rule, less desirable for the same purpose than a new building.”¹³

The creation of the Ypsilanti Historic District can be traced to June of 1972, when Ypsilanti’s city council formed the Historic District Study Committee.¹⁴ The committee published a report by the end of the year that explored the implications of establishing a historic district in the city.¹⁵ The group recommended that a district be created around a concentration of buildings it found as best exemplifying architectural styles of the nineteenth century.¹⁶ The proposed boundaries were largely similar to the current Ypsilanti Historic District, especially on the west side, but much of the northeastern portion was not included (see figure 2). The proposed historic district was officially designated by the Ypsilanti City Council in 1973, but in name only—the ordinance to regulate the district, also drafted and proposed by the Historic District Study Committee, was not.¹⁷ Only in January 1978 was the ordinance passed.

In May of 1978, after a survey of that area,¹⁸ the Historic District Commission expanded the boundaries of the district to include the Historic East Side.¹⁹ This area constitutes the northeastern portion of the current district and is bounded by East Forest Avenue to the north and North Prospect Street to the east.²⁰

Prior Surveys and Resurvey Scope of Work

This reconnaissance-level survey builds off of the following, prior documentation:

Report of the Historic District Study Committee (1972)

Much of what was to become the Ypsilanti Historic District was first surveyed in a 1972 historic district study committee report.²¹ Following the process established in the state enabling act, the committee was charged with studying the proposed historic district and providing recommended boundaries. An initial survey area was determined by consulting historical maps. Within the selected area, approximately 220 buildings were surveyed; 185 of those buildings were

13. The Urban Collaborative, “Ypsilanti I: Alternative Futures,” 1972, 9.

14. Ad Hoc Review Committee, “Majority Report on the Ypsilanti Historic District Ordinance,” 1983, 5.

15. Historic District Study Committee, “Preliminary Report of the Historic District Study Committee for the City of Ypsilanti,” 1972.

16. *Ibid.*, 10.

17. Jane Bird Schmiedeke, “Behind the Furnace: The History and Development of the Ypsilanti Historic District and Commission,” in McCurdy et al., *Ypsilanti Histories*, 176–77.

18. East Side Citizens Association, “Proposed Addition to Historic District: Ypsilanti, Michigan,” 1978.

19. Resource Design Group, “1983 Ypsilanti Survey,” 3; and Schmiedeke, “Development of the Ypsilanti Historic District,” 177.

20. The historic district was further expanded in 1980 with the inclusion of four noncontinuous properties: the AME Brown Chapel (401 South Adams Street), the First Ward School (407 South Adams Street), the Becker-Stacklewitz House (601 West Forest Avenue), and the Ypsilanti Water Tower (Schmiedeke, “Development of the Ypsilanti Historic District,” 177). These properties are not included in the Survey Area of this report.

21. Historic District Study Committee, “Historic District Study Committee Report.”

photographed and briefly described. The *Report* focuses only on identifying the most well-preserved and architecturally notable buildings from the nineteenth century. It does not include a complete inventory of resources, nor a list of which were considered contributing or noncontributing to the district.

At that time, the survey area included most of the western part of the present-day Ypsilanti Historic District, along with a portion of its eastern side. Notably, the survey did not cover the Historic East Side, and also omitted a northern portion along the Huron River, including what was to become Frog Island Park (see figure 2).

Within the area surveyed, a final boundary for the district was recommended based on a desire to include as many buildings as possible that were found to be “significant,” which the committee defined as having been built in the nineteenth century and being related to Ypsilanti’s growth

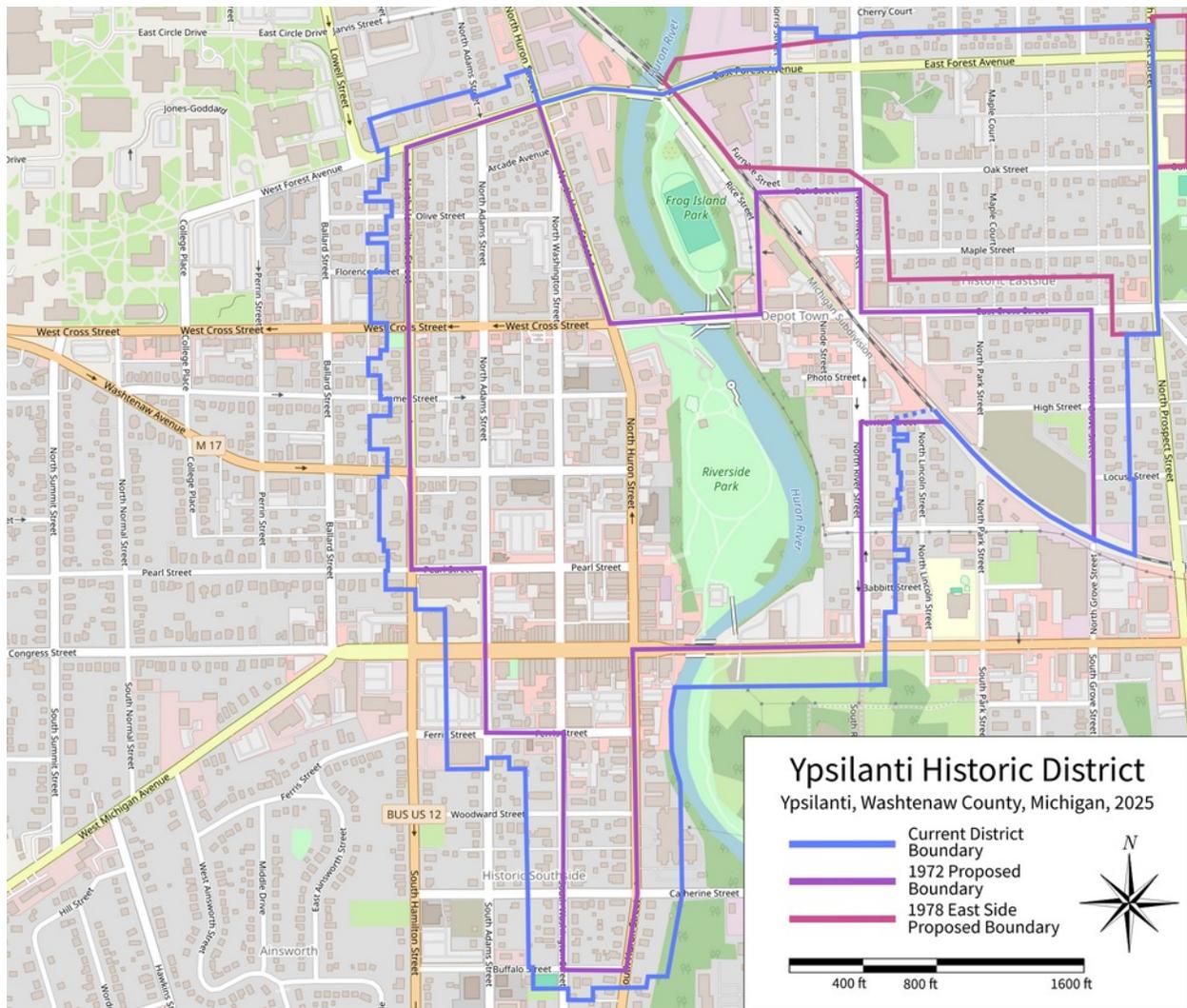


Figure 2: The boundaries of the survey areas of the Historic District Study Committee (1972) and Proposed Addition to Historic District (1978) compared to the current local Ypsilanti Historic District (map data from OpenStreetMap).

Street that had not been surveyed in 1972. The Ypsilanti Historic District was expanded later in 1978 to include the Historic East Side area, with the exception of a few surveyed properties on the east side of North Prospect Street.

City-Wide Historical and Architectural Survey (1983)

A more thorough survey, the *City-Wide Historical and Architectural Survey*, was completed in 1983.²³ The goal was to survey the entire city, not just the Ypsilanti Historic District. The 1983 *Survey* includes statements of significance for the district and survey forms for individual properties, including photographs and information on architectural styles and materials (building histories, construction dates, and physical descriptions were usually lacking).

The project did not, in the end, encompass the entire city. Though overall a much more in-depth work than the 1972 *Report*, the 1983 *Survey* does not even cover all parts of the current Ypsilanti Historic District. Notably, properties in northeastern portion of the district (north of East Cross Street) were not surveyed, despite already having been added to the Ypsilanti Historic District by that time and within the report's stated boundaries (see figure 3 for the purported boundaries). In addition, many buildings along streets running east-west on the west side of the city were also not surveyed.²⁴ While individual survey forms were produced as a result of the 1983 *Survey*, some properties are missing their associated survey sheets.²⁵ (It is not clear if many of these sheets were ever created or if they have been lost.)

Ypsilanti Historic District National Register of Historic Places Inventory-Nomination Form (1978)

The Ypsilanti Historic District was listed in the National Register of Historic Places in 1978.²⁶ The documentation was initially based on the 1972 study committee report, with similar boundaries. It was then revised and resubmitted with more information (e.g., a verbal boundary description and a more thorough inventory) before being accepted and listed by the National Park Service.²⁷

Ypsilanti Historic District National Register of Historic Places Registration Form (1989)

An updated National Register of Historic Places Registration Form for the Ypsilanti Historic District was approved in 1989.²⁸ The 1978 nomination form had only provided a brief physical description and a single-paragraph statement of significance, along with an inventory of less than fifty resources deemed historic. The new registration form provided a much more detailed

23. Resource Design Group, "1983 Ypsilanti Survey."

24. For example, no survey sheets were found for buildings along Emmet, Olive, and Woodward Streets.

25. The survey sheets are located in the Ypsilanti Planning and Development Department's archives.

26. John Kern, "National Register of Historic Places, Ypsilanti Historic District, Washtenaw County, Michigan, National Register No. 78001515," 1978.

27. *Ibid.*, control sheet and second control sheet. The nomination had originally been submitted in 1973, then sent back by the National Park Service for more information; it was resubmitted in 1976.

28. Robert Christensen, "National Register of Historic Places, Ypsilanti Historic District, Washtenaw County, Michigan, National Register No. 78001515," 1989.

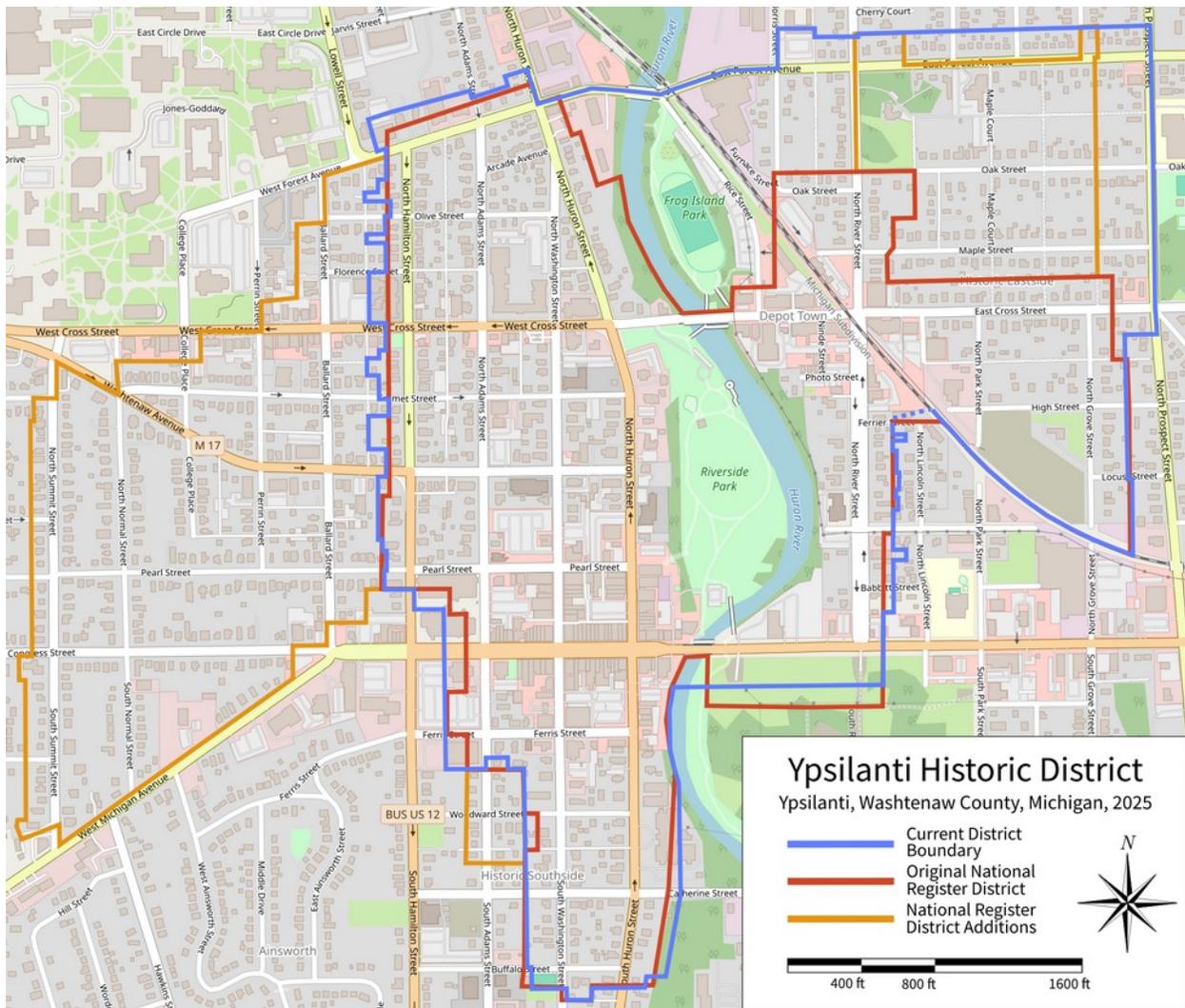


Figure 4: The boundaries of the 1978 National Register of Historic Places Ypsilanti Historic District and the 1989 National Register Boundary Increases compared to the current local Ypsilanti Historic District (map data from OpenStreetMap).

description and narrative. This work is partly based on the 1983 *Survey*, and, importantly, is the first document that attempts to include a comprehensive list of contributing and noncontributing resources, with a brief (often only a few words) description of each.²⁹

Ypsilanti Historic District Boundary Increase Registration Forms: Northeastern Addition, Western Addition, and Southern Addition (1989)

Along with the new National Register form, three Boundary Increase Registration Forms were submitted simultaneously in 1989. These additional forms described three extensions of the district’s boundaries (see figure 4). Of these, the Northeastern Addition includes much of the area that the Ypsilanti Historic District Commission had already added to the local historic district in May 1978.³⁰ The Western Addition and Southern Addition areas are not in the local district.³¹

29. A few buildings within the district were missed (e.g., 315 North River Street), but the list is largely accurate.

Reconnaissance-Level Survey Methodology

This resurvey project serves to update and supplant the prior 1972 *Report*, 1978 *Proposed Addition*, and 1983 *Survey* by gathering information from reconnaissance-level fieldwork and new research, plus incorporating material from the 1989 National Register of Historic Places documentation. This updated Survey Report is prepared following the guidance of the *Michigan Above-Ground Survey Manual*.

Description of Survey Area

The Survey Area consists of the Ypsilanti Historic District, but with a few exceptions:

Three noncontiguous portions of the district, added in 1980,³² were not included in the survey. These are the Ypsilanti Water Tower (at the intersection of West Cross Street and Washtenaw Avenue), the Becker-Stacklewitz House (601 West Forest Street), and the Brown Chapel AME and adjacent First Ward School (401 and 407 South Adams Street, respectively).

In addition to the 735 properties of the Ypsilanti Historic District, this project surveyed a small number of properties adjacent to, but outside the boundaries, of the district. This was done to satisfy the requirements of the *Michigan Above-Ground Survey Manual* with respect to boundary justification: “The boundaries of the potential historic district must include the full extent of the historic resources related to the applicable historic themes and time frames while excluding adjacent areas whose properties bear no strong relationship to them.” For that reason, a small number of properties in “adjacent areas” were evaluated in order to evaluate this relationship. This includes a portion of South Adams and Woodward Streets that make up the Southern Addition to the National Register District, as well as a few properties on North Street.

Community Meetings, Literature Review, and Fieldwork

Two public community meetings were held. An introductory meeting in July of 2024 outlined the goals of the project and our fieldwork methodology to the attendees. A second meeting was held in July of 2025, in which the survey results were presented.

30. The Northeastern Addition delineates an area in the northeast extending from North River Street in the west, East Forest Avenue in the north, and the alley just west of Prospect Street in the east; see Robert Christensen, “National Register of Historic Places, Ypsilanti Historic District Boundary Increase: Northeastern Addition, Washtenaw County, Michigan, National Register No. 88003055,” 1989.

31. The Western Addition is a large area that runs along Congress Street in the south but extends along both sides of Summit Street in the west from West Michigan Avenue to Sheridan Avenue, then includes Emmet Street from North Normal Street east to the old district boundary of Hamilton Street, West Cross Street from Perrin Street to the old boundary, and Florence and Olive Streets from Ballard Street to the old boundary. The Southern Addition is a smaller southern extension of the National Register district along both sides of South Adams Street to between Woodward Street and Catherine Street. Robert Christensen, “National Register of Historic Places, Ypsilanti Historic District Boundary Increase: Western Addition, Washtenaw County, Michigan, National Register No. 88003055,” 1989; and Robert Christensen, “National Register of Historic Places, Ypsilanti Historic District Boundary Increase: Southern Addition, Washtenaw County, Michigan, National Register No. 88003055,” 1989.

32. Schmiedeke, “Development of the Ypsilanti Historic District,” 177.

Initial background research identified nine pertinent themes under which the resources of the district may be significant:

- Nineteenth-Century and Prewar Architecture
- Modern Architecture
- Landscape Architecture
- Exploration/Settlement and Social History
- Commerce and Industry
- Transportation
- The Second World War and Post-War Social History
- Government
- African American Heritage

Next, building-specific research and inventory was conducted. Vinewood Preservation Planning visited each resource within the Survey Area between August 2024 and February 2025, and collected data according to *Michigan Above-Ground Survey Manual* requirements. This was supplemented with additional information gathered from historical maps, past survey forms and other sources located at the Ypsilanti Planning and Development Department, as well as the Ypsilanti Historical Society archives. For each property, the project team prepared an Architectural Properties Identification Form or Cultural Landscape Identification Form; these are included as Section Three of this report.

Closely related resources, such as a house and its garage, are generally combined onto a single form and described as a single property. Buildings that were originally built as standalone units, but later unified, are counted as separate properties, consistent with National Register of Historic Places guidance.³³

Construction and Alteration Dates and Materials

Physical evidence, for example the style of the building and the materials used to construct it, was of paramount importance in dating buildings. Sanborn Map Company fire insurance maps were extensively used to narrow down build dates.³⁴ Although these maps are not perfectly accurate, as changes to them were often pasted in by hand and outbuildings were occasionally missed, they are extremely valuable sources as they show the footprint of a building and its changes over time. In many cases, Ypsilanti Assessor records give a construction date for buildings in the district. In general, however, these are more useful for more recent construction, as build dates for older buildings can often be erroneous: they contradict physical attributes that date the building or other sources such as the Sanborn maps. In quite a few cases, construction dates given by assessor records are instead likely to be when major alterations occurred or when a building was moved to its present location. Finally, a variety of other sources were consulted, especially building markers and tour booklets produced by the Ypsilanti Heritage Foundation.³⁵

33. *How to Complete the National Register Registration Form* (Washington, DC: National Park Service, 1997), 17.

34. The dates available for Ypsilanti are 1888, 1893, 1899, 1909, 1916, 1927, 1939, 1950, and 1964.

35. The limited nature of a reconnaissance-level survey, however, means that in many cases the project team was unable to consult archival material to narrow down construction dates of resources and further elucidate a resource's history.

In many cases, an approximate date was provided, when sources conflict or when we were unable to narrow down an exact date.

The Architectural Properties Identification Form requires that materials be recorded for the foundation, cladding, windows, and roof, in order to assist in determining which aspects of a building are original or historic and evaluating a building's integrity. This was typically done by visual inspection from the public right-of-way; Ypsilanti Historic District Commission records were also helpful. Identification of materials, however, was not always possible with absolute certainty—especially since, in a historic district, replacement building elements are encouraged to closely mimic the appearance of historic ones. Aluminum-clad windows, for example, are very similar in appearance to traditional wood sash windows, and fiber-cement siding closely mimics wood clapboard siding when viewed from a distance. Windows were a particular challenge, as exterior screens or storm windows often obscure the hardware and framing that identify the type of a window. Despite our best efforts, there are likely to be a few errors in the data collected.



Figure 5: Ypsilanti Assessor records state that 214 North River Street was built in 1966. This Queen Anne house, however, was built in 1910 according to the Ypsilanti Heritage Foundation, a date consistent with its style and materials. It was likely moved to this location in 1966, as indicated by its smooth-face concrete block foundation, which is newer than the rest of the house's materials (e.g., wood clapboard walls).



Figure 6: An initial assessment of when a house was built may be incorrect. 203 Maple Street presents as a Queen Anne House with an irregular form (left), suggesting a construction date between 1880 and 1910. Yet the rear of the house, visible from Maple Court, shows that it is older, originally constructed as a half-basilica plan Greek Revival house (right).

Resource Evaluation

Resources were recommended as contributing to the Ypsilanti Historic District if they were significant under at least one of the nine themes listed above, and if they retained most of the seven aspects of integrity. As this is a reconnaissance-level survey, each building was evaluated

for architectural significance; connections to other themes were noted only when readily available in secondary sources.

The seven aspects of integrity, as described in *How to Apply the National Criteria for Evaluation*,³⁶ are as follows:

- **Location:** “The place where the historic property was constructed . . .” Resources retain integrity of location if they are unmoved.
- **Design:** “The form, plan, space, structure, and style . . .” Resources were observed to retain integrity of the design if they maintained the overall form and shape of a historic property.
- **Setting:** “The physical environment of a historic property.” Resources were determined to have integrity of setting if their site and surroundings were generally unaltered. For example, the John Gilbert Jr. House at 227 North Grove Street was considered to have lost integrity of setting as its historic, landscaped grounds are being developed into the Dorsey Estates subdivision at the time of this survey.
- **Materials:** “The physical elements . . . in a particular pattern or configuration.” The project team determined that a resource retained integrity of materials if multiple historic materials were still visible. This determination was somewhat weighted based on the age and relative rarity of a resource. Minimal Traditional houses, for instance, being relatively commonplace in Ypsilanti, were considered to retain integrity of materials only if almost all original materials were present.
- **Workmanship:** “The physical evidence of the crafts of a particular people . . .” Resources were determined to retain integrity of workmanship when examples of historic craftsmanship are visible, such as carved woodwork or tooled masonry joints.
- **Feeling:** “A property’s expression . . . of a particular period of time.” The most subjective aspect of integrity, the project team determined a resource to have integrity of feeling if we felt that an individual with little knowledge of architecture, judging from the overall appearance of the property, would generally recognize it as being from the period of significance.
- **Association:** “The direct link between an important historic event . . . and a historic property.” Our team identified a resource as retaining integrity of association if it clearly expressed the theme under which it is significant, such as a building retaining the character-defining elements of its architectural style or a bridge that remained in use for transportation.

36. *How to Apply the National Register Criteria for Evaluation*, 44–45.

Survey Data Locations

Additional copies of this Survey Report, along with copies of all digital photography and identification forms, are available at the following locations:

Michigan State Historic Preservation Office

300 N. Washington Square
Lansing, MI 48912

Ypsilanti Planning & Development Department

1 South Huron Street, Ypsilanti, MI 48197

Ypsilanti Historical Society

220 North Huron Street, Ypsilanti, MI 48197

Vinewood Preservation Planning

www.vinewoodplanning.com

Evaluation Results Summary

Overall, the Survey Area is noteworthy for its collection of well preserved architecture from the 1830s into the mid-twentieth century—a concentration almost unparalleled in Michigan both in terms of its breadth of periods and styles as well as in terms of overall number and density of resources. Additional themes pertaining to the growth and development of Ypsilanti are also exemplified by many of the resources within the Survey Area.

Within the Survey Area, the Ypsilanti Historic District (as a whole) and the William M. Davis House/Ladies’ Literary Club (as an individual building) are already listed in the National Register of Historic Places. The project team recommends ten other properties that appear to be eligible for individual listing in the National Register. The listed and eligible properties are summarized below.

Ypsilanti Historic District

National Register Criteria: A, C

Areas of Significance: Architecture, Exploration/Settlement, Commerce, Industry, Government, Ethnic History: Black, and Landscape Architecture

Period of Significance: 1830–1969

The Ypsilanti Historic District is roughly bounded by East and West Forest Avenue to the North, Prospect and then North River Streets to the east, the railroad tracks, East Michigan Avenue, and Buffalo Street to the south, and North Adams and North Hamilton Streets to the west.

The 1989 National Register of Historic Places Registration Form for the Ypsilanti Historic District notes that “the age, quality, and diversity of this architecture is almost

unique in Michigan for a town of Ypsilanti's size."³⁷ The Ypsilanti historic district represents an outstanding concentration of residential and commercial architecture from the nineteenth century on through the mid-twentieth century. It includes exceptional properties in several styles, including Greek Revival, Italianate, and Queen Anne. The district also has a substantial number of mid-twentieth century and Modern resources not recognized by previous surveys.

The 1989 National Register documentation provides a period of significance of 1830 to 1938. Based on additional survey, this report recommends an expanded period of significance from 1830 to 1969 to reflect mid-twentieth-century additions to older resources and newer, Modern buildings, constructed during Ypsilanti's post-war period of growth.

William M. Davis House/Ladies' Literary Club Building

218 North Washington Street
National Register Criterion: C
Area of Significance: Architecture
Period of Significance: 1843–1845

The William M. Davis House (now the Ladies' Literary Club Building) was listed in the National Register of Historic Places in 1971 and is the only individually listed resource in the Survey Area. According to its nomination form, it is "one of the best examples of Greek Revival architecture in the area and certainly its uses of proportion and attractive position on a small corner lot make it the most appealing Greek Revival house in Ypsilanti."³⁸ The 1989 National Register documentation for the district calls it "a jewel because of its portico of four paneled square piers."³⁹ The house was also documented by the Historic American Buildings Survey in 1936, with an addendum written in 2016.⁴⁰



Figure 7: William M. Davis House/Ladies' Literary Club Building (218 North Washington Street), the only individual resource in the district already listed in the National Register of Historic Places.

Built circa 1843, the house was designed by Arden H. Ballard as a home for William M. Davis. The Ladies' Literary Club of Ypsilanti purchased the building in 1913. It continues to serve as the clubhouse for that organization, whose mission is to foster "enrichment of its members through fellowship in an environment that encourages learning."⁴¹ Most

37. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 7.

38. Catherine B. Ellis, "National Register of Historic Places, Ladies' Literary Club Building, Washtenaw County, Michigan, National Register No. 72000666," 1971, sec. 8, p. 1.

39. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 7.

40. Stuckey Steven, "Addendum to Arden H. Ballard House (The Ladies Literary Club House) Historic American Buildings Survey," Historic American Buildings Survey (2016).

41. Ladies' Literary Club, "About Us," n.d., <https://ladiesliteraryclub.org/aboutus/>.

likely, additional research into the significance of the Ladies' Literary Club would support an expanded period of significance, reflecting that organization's use of the building.

Additional Resources Likely to be Eligible

Numerous other properties within the Survey Area are recommended as likely to be eligible for the National Register of Historic Places on an individual basis, pending further evaluation. This list largely follows the recommendations noted in the 1989 National Register of Historic Places Registration Form for the Ypsilanti Historic District. The exception is the Jacob Larzelere House (202 South Huron Street), which is likely of particular local significance. For more information on these resources, please see the individual Architectural Properties Identification Forms.

Arden H. Ballard House

125 North Huron Street
National Register Criteria: A and C
Area of Significance: Architecture;
Exploration/Settlement
Period of Significance: 1830–1834

The Ballard house, as noted in the 1989 National Register form, has a “high quality of finish” and is “notable among Michigan front-gable Greek Revivals for its unique use of fluted Tuscan columns in the two-story tetrastyle front portico and in place of the simple pilasters which usually flank the front entrance itself.”⁴²



Figure 8: Arden H. Ballard House (125 North Huron Street).

First Methodist Episcopal Church

209 Washtenaw Avenue
National Register Criteria: A and C (Criteria consideration A)
Area of Significance: Architecture; Social History
Period of Significance: c. 1892

The 1989 National Register of Historic Places Registration Form for the Ypsilanti Historic District notes that “First Methodist is one of Michigan’s most important examples of an auditorium church dating from the late nineteenth century and is all the more

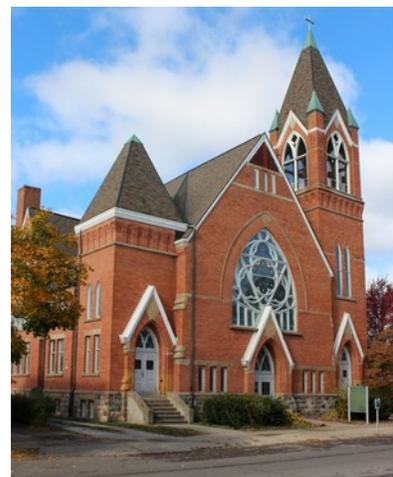


Figure 9: First Methodist Episcopal Church (209 Washtenaw Avenue).

42. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 7.

notable as the only thus far identified Michigan church by this nationally prominent church architect [Weary & Kramer of Akron, Ohio].”⁴³

First Presbyterian Church of Ypsilanti

300 North Washington Street
National Register Criterion: C (Criteria Consideration A)
Area of Significance: Architecture
Period of Significance: c. 1857–1899

The National Register of Historic Places Registration Form for the Ypsilanti Historic District notes that “[the] unique structure of English Renaissance derivation is a landmark of Protestant church architecture in Michigan.”⁴⁴

John Gilbert Jr. House

227 North Grove Street
National Register Criteria: A and C
Area of Significance: Architecture;
Commerce and Industry
Period of Significance: 1861

This massive and elaborate house is one of two Second Empire buildings in the district that the 1989 National Register form notes as being “key examples” of the style in Michigan.⁴⁵

Shelley Byron Hutchinson House

600 North River Street
National Register Criteria: A and C
Area of Significance: Architecture;
Commerce and Industry
Period of Significance: c. 1901–1904



Figure 10: First Presbyterian Church of Ypsilanti (300 North Washington Street).



Figure 11: John Gilbert Jr. House (227 North Grove Street).



Figure 12: Shelley Byron Hutchinson House (600 North River Street).

43. Ibid., sec. 8, p. 9.

44. Ibid., sec. 8, p. 10.

45. Ibid., sec. 8, p. 8.

The 1989 National Register Boundary Increase form for the Ypsilanti Historic District calls the Hutchinson House “the most important historic house from an architectural standpoint in the northeast addition area, the East Side, and possibly all of Ypsilanti.”⁴⁶



Figure 13: John Jenness House (324 West Forest Avenue).

John Jenness House

324 West Forest Avenue
National Register Criteria: A and C
Area of Significance: Architecture;
Commerce and Industry
Period of Significance: 1858

The John Jenness House is one of the two Italianate buildings in Ypsilanti to be of statewide significance for its age and “for retaining [its] original wealth of Italianate detailing.”⁴⁷



Figure 14: Jacob Larzelere House (202 South Huron Street).

Jacob Larzelere House

202 South Huron Street
National Register Criteria: A and C
Area of Significance: Architecture;
Exploration/Settlement; Commerce and
Industry
Period of Significance: 1830

The oldest known building in Ypsilanti, it is likely eligible as a mostly unaltered example of the vernacular I-house form displaying a hybrid of Federal and Greek Revival elements, and due to its association with an early settler.



*Figure 15: Edwin Mills-Starkweather House/
Ladies' Library (130 North Huron Street).*

Edwin Mills-Starkweather House/Ladies' Library

130 North Huron Street
National Register Criteria: A and C

46. Christensen, “Ypsilanti Historic District (Northeastern Addition),” sec. 8, p. 3.

47. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 8.

Area of Significance: Architecture; Government
Period of Significance: c. 1858, 1875–1890

The Ladies' Library is one of the two Italianate buildings in Ypsilanti observed to be of statewide significance for its age and “for retaining [its] original wealth of Italianate detailing.”⁴⁸

Michigan Avenue Bridge

National Register Criteria: A and C
Area of Significance: Transportation;
Engineering
Period of Significance: 1912

As concrete arch bridges around the state continue to deteriorate and be removed, it is likely that this bridge has, since the writing of the 1989 National Register form, risen to the level of individual National Register eligibility, pending a revised statewide contextual analysis. It appears to be significant for its engineering (Criterion C) pending further research.



Figure 16: Michigan Avenue Bridge over the Huron River.

Daniel L. Quirk Sr. House/Ypsilanti City Hall

300 North Huron Street
National Register Criteria: A and C
Area of Significance: Architecture;
Commerce and Industry; Government
Period of Significance: c. 1860

This massive and elaborate house is one of two Second Empire buildings in the district that the 1989 National Register form notes as being “key examples” of the style in Michigan.⁴⁹



Figure 17: Daniel L. Quirk Sr. House/Ypsilanti City Hall (300 North Huron Street).

48. Ibid.

49. Ibid.

Section II: Overviews and Historical Contexts

Descriptive Overview of the Survey Area

Site Context and Landscape

The Survey Area follows the contiguous portion of the Ypsilanti Historic District, 310 acres in area, plus a small number of adjacent properties as noted below. The area is bisected north-south by the Huron River, dividing the city (and the Survey Area) into western and eastern sides. The western portion of the Survey Area is roughly bounded by Buffalo Street to the south, North Hamilton Street to the west, and West Forest Avenue to the north. On the east side of the river the boundaries are East Michigan Avenue and the railroad tracks to the south, North River Street and North Prospect Street in the east, and East Forest Avenue in the north (see figure 1). The district is entirely in the city of Ypsilanti.

Downtown Ypsilanti, a commercial district that is also the location of the present-day city hall, is centered on West Michigan Avenue. The buildings downtown are mostly two- and three-stories tall, generally Italianate in style, mostly built of brick, and dating to the second half of the nineteenth century. Some commercial buildings date from the early twentieth century, along with a few more modern buildings that are found at the western end of the Survey Area along West Michigan Avenue.

The neighborhood south of downtown is largely residential. Most houses date from the nineteenth century, with large residences along South Huron and South Washington Streets. Lots are generally wide. What is almost certainly the oldest building in the Survey Area located here:



Figure 18: South Washington Street, looking north, just north of Catherine Street.

the 1830, Federal/Greek Revival-style, Jacob Larzelere House (202 South Huron Street). An exception to the area's single-family residences is the Gilbert Residence, a Ranch-style assisted living and nursing care facility built in 1959 (203 South Huron Street) with a large addition built in 2013.

The remainder of the west side, north of downtown (i.e., north of Pearl Street) is also mostly residential in character, with some exceptions. Commercial buildings are found along West Cross Street, which is also the location of the former Ypsilanti Fire Department Headquarters, now expanded and known as the Michigan Firehouse Museum (110 West Cross Street), and the Georgian Colonial Revival and Moderne-style Ypsilanti High School (210 West Cross Street, now converted to apartments). Several large churches are also located in this area. Residential buildings in this area generally date to the nineteenth century, with numerous examples in the Queen Anne and Italianate styles. Some houses dating to the early twentieth century, usually Craftsman and Colonial Revival in style, are also present. Certain properties also have outbuildings dating to the nineteenth century, namely carriage houses and barns. Several large and elaborate Italianate houses are found along West Forest Avenue. Likely due to the proximity of this area to Eastern Michigan University to the northwest, a large number of the buildings that were originally constructed as single-family dwellings have been broken up into apartments.



Figure 19: North Huron Street, looking north from Washtenaw Avenue.

The buildings along North Huron Street tend to be larger than elsewhere in the area north of downtown, and were once the homes of some of Ypsilanti's wealthiest citizens. The Quirk House (300 North Huron Street) and the Edwin Mills-Starkweather House/Ladies' Library Building (130 North Huron Street) are two notable examples. These had long lots that were bounded in the east by the Huron River; those along North Huron Street south of West Cross Street and north of Pearl Street are truncated to the east (now Riverside Park). While much of the west side of the city is on fairly flat ground, the park occupies a ravine created by the Huron River and has a bluff on its western border, with Huron River floodplain comprising the rest of the park.

Three thoroughfares span the Huron River connecting the western side of the Survey Area to the east: Forest Avenue to the north, Cross Street in the center, and Michigan Avenue to the south. The concrete-arch Michigan Avenue bridge was constructed in 1912. The Forest Avenue and Cross Street bridges were built later, in 1964 and 1984, respectively. In addition, two non-historic pedestrian bridges cross the Huron River. The Tridge, a three-way bridge built in 1983, connects Riverside Park with Frog Island Park and the south side of East Cross Street. The Heritage Bridge, completed in 2015, connects the south of Riverside Park with East Michigan Avenue. (A rail bridge also crosses the river just north of East Forest Avenue but is just outside the Ypsilanti Historic District.)

The Survey Area also contains Ypsilanti's other major commercial district, Depot Town. Centered around the Michigan Central railroad right-of-way that runs northwest-southeast, Depot Town, like the downtown, has numerous two- and three-story nineteenth-century commercial buildings along East Cross Street. Buildings related to the railroad, namely the Michigan Central Depot (90 Maple Street, formerly the passenger station) and Ypsilanti Freighthouse (100 Market Place), are also located there. Depot Town is the location of a few rare examples of nineteenth-century industrial buildings, most notably one at 308–314 North River Street.



Figure 20: North River Street, looking north from just south of North Street.

The district directly south of Depot Town consists of the residential area along North River Street to East Michigan Avenue, and an automobile-oriented commercial strip along East Michigan Avenue itself. Like North Huron Street on the west side, the Greek Revival and Italianate houses along North River Street were home to some of Ypsilanti's wealthiest inhabitants. Along East Michigan Avenue, is a commercial and, in the past, industrial area. Only a few buildings along the northern side of the street remain, however, and the south side is vacant save for a walking path that follows the Huron River to the west.

Southeast of Depot Town is a residential neighborhood centered around the Gilbert Mansion (227 North Grove Street), a large Second Empire house. A large portion of the grounds once associated with the Gilbert Mansion is, at the time of this survey, being redeveloped into a residential neighborhood. Queen Anne houses are prevalent in this area.

North and east of Depot Town is the Historic East Side neighborhood. Lots are generally more narrow than other residential areas in the Survey Area, with the exception of the massive Shelley Byron Hutchinson House (600 North River Street). The area has numerous Greek Revival and Queen Anne homes, along with some early-twentieth-century construction. Along East Forest Avenue, at the very northeastern edge of the neighborhood and Survey Area, are Minimal Traditional houses built in the mid-twentieth century.



Figure 21: Maple Street, looking west towards North River Street.

Northwest of Depot Town (west of North River Street to the Huron River) is a mixture of resources. A small residential neighborhood centered on Norris Street has several, generally highly altered, nineteenth-century houses. West of that neighborhood, located along the north side of the railroad tracks, is the large industrial complex of the former Michigan Ladder Company (12 East Forest Avenue). Frog Island Park, formerly the site of several mills, and, later, athletic fields for Ypsilanti High School, forms the westernmost portion of this area.

Tree Canopy and Landscape Features

For the most part, the Ypsilanti Historic District is characterized by a dense canopy of mature trees, especially in residential areas. Most streets include a tree lawn (between sidewalk and curb) intentionally planted with typical urban tree species. A 2012 *Urban Forestry Management Plan* observes thirty-six percent tree cover citywide (though the plan does not provide data

specific to the Ypsilanti Historic District, the conditions appear to be similar both within the historic district and outside of it).⁵⁰ A majority of trees are maples, with Norway maple (*Acer platanoides*) as the most common, comprising twenty-nine percent of all trees on public property in the city. Other common species include silver maple (*Acer saccharinum*), red maple (*Acer rubrum*), honey locust (*Gleditsia triacanthos*), eastern cottonwood (*Populus deltoides*), and littleleaf linden (*Tilia cordata*). Overall, the tree canopy is “skewed towards a mature population”⁵¹ and will require active management as trees reach the end of their life span and will require pruning and replacement.

Other noteworthy species include the London plane (*Platanus x hispanica*, see figure 54), sometimes known colloquially as sycamore due to its resemblance to the native American sycamore (*Platanus occidentalis*). Although today comprising less than two percent of Ypsilanti’s street trees, London plane was a popular urban street tree in the first half of the twentieth century; the relatively few that remain are important to the character of the district. Smaller species, such as crabapple (*Malus* spp.) and Callery pear (*Pyrus calleryana*) are fewer in number but prominently visible when they bloom in springtime. Overall, the district’s street trees, though not National Register eligible on an individual basis, are a crucial aspect of the historic character of the Ypsilanti Historic District and warrant care and preservation.

Tree lawns are not generally found in the wider thoroughfares, including portions of East Cross Street and in Ypsilanti’s Downtown area along West Michigan Avenue. Downtown, trees are placed within grated tree pits. In Depot Town, they are set within landscaped curb extensions.

Streetscape elements, including the tree pits and curb extensions noted above, along with benches, lighting, and brick-paved sidewalks and crosswalks in downtown and Depot Town do not appear to be historically significant or to date from the period of significance. Downtown, on North Washington Street, a series of elevated, cast-in-place concrete structures double as street furniture, providing seating, and also include tree pits. Though an interesting feature, they appear to post-date the period of significance. The historic district’s sidewalks and curbs are almost entirely concrete. Only one instance of a historic stone sidewalk is known to remain, at 220 South Huron Street. Any extant stone sidewalks or curbs are important aspects of the district’s character.

A few non-historic streetscape objects, such as the Depot Town Caboose and Clock Tower are described on a separate inventory forms.

Historical Overview

Early Ypsilanti Area Settlement

Before any permanent European settlement, what was to become Washtenaw County had been home to prehistoric and historic American Indian people. Members of the Mascouten people lived in the area until 1649, when forced west by the Odawa, and the area was then largely

50. Davey Resource Group, “Urban Forestry Management Plan: City of Ypsilanti, Michigan,” 2012, 33.

51. *Ibid.*, vi.

inhabited by other Algonquian-speaking peoples.⁵² By the early nineteenth century, Ojibwe, Pottawatomi, Odawa, and Wyandot nations inhabited the area.⁵³ Within what is now Ypsilanti, burial places were located along the west bank of the Huron River between Pearl and Catherine Streets.⁵⁴ Prior to the arrival of Europeans, Native people partitioned the land, alternating groves and fields to grow corn, orchards, and forested land for timber.⁵⁵

The land that was to become Ypsilanti had therefore long been used by Native people, and a path known as the Sauk Trail ran east-west through the area. An English account from 1772 recorded that a Pottawatomi settlement with six large cabins was situated along the Huron River. (Huron was the name used by the French for the Wyandot.) Hugh Heward, a British fur trader, wrote in his journal in 1790 that the settlement was known as the village of Sanscrainte.⁵⁶ The village was likely located in what is now the downtown of Ypsilanti. A fur trading post was also located there, run by Jean Baptiste Sanscrainte. Heward had been helped on his journey through the area by Gabriel Godfroy.

Gabriel Godfroy and the French Traders

In the 1807 Treaty of Detroit, the Odawa, Ojibwe, Wyandotte, and Pottawatomie tribes ceded a large portion of southeastern Michigan, including all of what became Washtenaw County, along with a portion of northern Ohio, to the United States.⁵⁷ This treaty marked the beginning of efforts by the United States to formally remove American Indians and to survey and settle land outside of a few older settlements like Detroit. Washtenaw County itself was authorized by the Michigan Territory government in 1822, although it was not until 1826 when residents organized it.⁵⁸

In 1808, three French traders—Gabriel Godfroy, Francois Pepin, and Romaine La Chambre—made a claim to strips of land along the Huron River.⁵⁹ After the 1807 Treaty of Detroit, a system known as Private Claims was established for people to make claims to land they owned before 1796. These were not to exceed 640 acres, which is probably part of the reason why several claims were made by Godfroy and his associates. It is likely that Godfroy made these claims to protect property that he had purchased from Sanscrainte some years before; all these claims were approved. Godfroy lived in Detroit, born there in 1757 or 1758, and also owned land in Detroit and at the mouth of the Huron River.⁶⁰ Along with Pepin and La Chambre, he supported American efforts against the British in the American Revolutionary War.⁶¹

52. Samuel Willard Beakes, *Past and Present of Washtenaw County, Michigan* (Chicago: The S. J. Clarke Publishing Co., 1906), 537–39.

53. Harvey C. Colburn, *The Story of Ypsilanti* (s.l.: s.n., 1923), 13–14; and Beakes, *Past and Present of Washtenaw County*, 537–38.

54. Colburn, *The Story of Ypsilanti*, 14. Colburn does not give further details as to the locations of these burial places, noting only that “relics” and human remains were found there.

55. Beakes, *Past and Present of Washtenaw County*, 537.

56. Karl Williams, “Gabriel Godfroy Wasn’t the First,” *Ypsilanti Gleanings*, Summer 2008, 19.

57. Beakes, *Past and Present of Washtenaw County*, 541.

58. *Ibid.*, 544–45.

59. Williams, “Gabriel Godfroy Wasn’t the First,” 20; made on December 31, 1808, the year is often given as 1809 in secondary sources.

60. Beakes, *Past and Present of Washtenaw County*, 540; and Williams, “Gabriel Godfroy Wasn’t the First,” 20.

61. Beakes, *Past and Present of Washtenaw County*, 540.

The strips of land ran from the west bank of the Huron River then roughly west-southwest. The northernmost section (no. 690) was split between Godfroy and Pepin, with the next to the south, claim no. 691, owned by La Chambre. These two claims encompass almost all of the Survey Area west of the Huron River, save for most of the north side of West Forest Street, the northernmost border of the Survey Area (the southern border with the third claim, no. 680, held by Godfroy's children, ran outside the Survey Area to the south).

Godfroy and his associates continued to operate a trading post in what is now Ypsilanti.⁶² Located on the west side of the Huron River near the present intersection of North Huron and Pearl Streets, the post was a log building that burned down between 1812 and 1815.⁶³ After the fire, Godfroy built a temporary structure as a replacement, known as "Godfrey's on the Pottawatomie Trail," likely on the east side of North Huron Street across from the old site.⁶⁴ The trading post remained in business until, with fewer and fewer American Indians frequenting the area, it closed by 1820. American Indian groups did continue to pass through the area afterwards (for instance in 1824⁶⁵ and 1826⁶⁶), though documentation is sparse.

Woodruff's Grove

Godfroy's trading post did not have any permanent residences, and those involved only spent a portion of the year living there. An attempt to settle the land around Ypsilanti occurred in the summer of 1823, when a set of residences was constructed southeast of the modern city.⁶⁷ One of the settlers was Benjamin Woodruff, originally from New York, who brought his family from Ohio and helped build eight log buildings to make a permanent settlement.⁶⁸ Supplies were brought in from Detroit, and in 1825 the settlement was named Woodruff's Grove, partially in order to be able to receive mail (Woodruff became the first postmaster⁶⁹).

The position of the settlement was not ideal, as it was not located along the traditional trails used by American Indians and, later, European traders. When the surveying of a road that would connect Detroit to Chicago was begun in 1825, its path followed the old Sauk Trail: while it passed right by Godfroy's trading post, it was a mile north of Woodruff's Grove. In early 1828 the postal service to Woodruff's Grove ceased, and some of its residents, including Benjamin Woodruff and his family, moved to the new village of Ypsilanti.⁷⁰ Although Woodruff's Grove largely falls outside the city of Ypsilanti's boundaries (a portion of it was only annexed in the twentieth century), it represents the first attempt by non-Native settlers to make a permanent

62. Most secondary sources incorrectly claim that Godfrey was the one to construct and run the trading post, not that he had purchased it from Sanscrainte.

63. Beakes, *Past and Present of Washtenaw County*, 541.

64. Charles C. Chapman & Co., *History of Washtenaw County, Michigan* (Chicago: Charles C. Chapman & Co., 1881), 117 and 1108–9. It is not clear if the name applied to just the newer building or the old trading post as well.

65. Beakes, *Past and Present of Washtenaw County*, 550.

66. Colburn, *The Story of Ypsilanti*, 59.

67. Charles C. Chapman & Co., *History of Washtenaw County*, 1096.

68. For more details on Benjamin Woodruff, see Robert Anschuetz, "Benjamin Woodruff and Woodruff's Grove," *Ypsilanti Gleanings*, Summer 2023, 1, 2–9; for a firsthand account by one of its first residents, Elona Cross, see Charles C. Chapman & Co., *History of Washtenaw County*, 449–57.

69. Walter Romig, *Michigan Place Names: The History of the Founding and Naming of More than Five Thousand Past and Present Michigan Communities* (1973; repr., Detroit: Wayne State University Press, 1986), 612.

70. Anschuetz, "Benjamin Woodruff and Woodruff's Grove," 8.

residence in Washtenaw County and shows the importance of Ypsilanti's current location and geography.

The Founding of Ypsilanti

With the Detroit-Chicago Road, it was largely on land owned by Godfroy and the French traders that the village of Ypsilanti would be founded. In 1814, even before Godfroy's trading post had closed, Romaine La Chambre had sold his claim to Godfroy.⁷¹ On May 5, 1824 Godfroy sold it to Henry I. Hunt, who then sold it to John Stewart on May 29. The next year Godfroy and his wife Monique sold their original claim to Augustus B. Woodward. Francois Pepin sold his claim at auction in 1830 to Arden H. Ballard, and Godfrey's heirs sold much of their land between 1830 and 1832. In 1822 Eli Kellogg bought land near the French claims, but sold it to William Harwood.⁷²

In 1825 the Detroit-Chicago Road was surveyed through the area. Soon afterwards, John Stewart joined with Augustus B. Woodward and William Harwood to make the first plat of the village.⁷³ Stewart's land was the northern section of the right bank of the Huron River, following the boundary set by the French claim, Woodward's the southern portion, and Harwood's was all the village's land on the left bank of the river.⁷⁴ There was some disagreement as to the name of the new village, but while Stewart preferred "Waterville" and Harwood "Palmyra," Woodward's name was selected: Ypsilanti, named in honor of Demetrios Ypsilantis, a Greek military officer

who served as a general in the Greek War of Independence (1821–1829) from the Ottoman Empire.⁷⁵



Figure 22: Ypsilanti's first city hall (6 West Cross Street).

Ypsilanti Township was organized in 1827, and in 1832 the Village of Ypsilanti was organized and expanded.⁷⁶ By the 1850s two commercial districts had emerged, with the western centered around what is now the downtown area and the eastern just south of the train station (now Depot Town). Issues involving the uses of tax revenue caused friction between the two sides, and projects that

71. Beakes, *Past and Present of Washtenaw County*, 542 and 545; and Charles C. Chapman & Co., *History of Washtenaw County*, 1106.

72. Beakes, *Past and Present of Washtenaw County*, 545.

73. *Ibid.*, 1109.

74. John Farmer, *Plat of the Village of Ypsilanti, A.B. Woodward, John Stewart and William Harwood, Proprietors on a Scale of 16 Rods to an Inch*, (Detroit, 1825), <https://quod.lib.umich.edu/cgi/i/image/image-idx?id=S-CLARK1IC-X-013593342%5D39015091897176>.

75. Colburn, *The Story of Ypsilanti*, 45–46.

76. Charles C. Chapman & Co., *History of Washtenaw County*, 1110.

might benefit either side were viewed with suspicion. A proposal to build a bridge at Cross Street over the Huron River, for instance, was defeated several times and only succeeded when Mark Norris (who lived in the district at 213–215 North River Street, see figure 51) covered some of the expenses.⁷⁷ In 1844 the residents of the east side seceded from the village and rejoined Ypsilanti Township; in 1857 they then formed the village of East Ypsilanti.⁷⁸ By the next year, however, the two groups had decided to merge, and in 1858 the city of Ypsilanti was incorporated.⁷⁹ The first city hall, still extant at 6 West Cross Street (see figure 22), was built in between the new city’s downtown on Michigan (then Congress) Avenue on the west side of the Huron River and Depot Town on the east side.

Nineteenth-Century Development

The original plat of the city made by Woodward, Steward, and Harwood, was bisected by the Huron River.⁸⁰ On the west side of the river it was bounded by Washtenaw Avenue in the north, Hamilton Street in the west, and Catherine Street in the south; on the east side it extended to North Street in the north, Grove Street in the east, then the bends of the Huron River in the south. Much of the land along the river, especially along North Huron Street, was bought by private individuals, but neighborhoods were soon platted and developed.⁸¹ The majority of the area south of West Forest Avenue and north of Washtenaw Avenue (what is now the northwestern portion of the Ypsilanti Historic District), along with a section west of North River Street between East Forest Avenue and East Cross Street, was platted in 1834. In the late 1830s and 1840s the west side of North Hamilton, a portion of Depot Town, and a section east of North River Street and south of East Cross were platted. A portion of the Historic East Side, east of North River Street, was platted later in 1852.

Commercial and Industrial Expansion

The village, located at the intersection of the Huron River and the Detroit-Chicago Road, grew rapidly as a waypoint for travelers heading for southern Michigan lands that were recently opened for settlement.⁸² In 1827 the first bridge over the Huron River was built, and hotels opened in what is now downtown Ypsilanti. This included the Perry House in 1827, located on the southeast corner of West Michigan Avenue and Huron Street (no longer extant; this is now the location of 1 South Huron Street, the current city hall) and the Hawkins House, originally known as Tolland’s Trading House in 1827, purchased by Abiel Hawkins in 1834, located on the northwest corner of West Michigan Avenue and North Washington Street (now the location of the

77. Colburn, *The Story of Ypsilanti*, 149.

78. Beakes, *Past and Present of Washtenaw County*, 733.

79. Charles C. Chapman & Co., *History of Washtenaw County*, 1110; and Thomas N. Tobias, Mary Wallace Baker, and Barbara A. Fairfield, *The History of Ypsilanti: 150 Years* (Ypsilanti: Sesquicentennial Committee, 1973), 6–7.

80. Farmer, “Plat of the Village of Ypsilanti, A.B. Woodward, John Steward and William Harwood, Proprietors on a Scale of 16 Rods to an Inch,” 1825.

81. Colburn, *The Story of Ypsilanti*, 80; and *Standard Atlas of Washtenaw County, Michigan: Including a Plat Book of the Villages, Cities and Townships of the County* (Chicago: Ogle, Geo. A., & Co., 1895), 58–63.

82. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 3.

Union Block at 200–212 West Michigan Avenue; the newer, and still extant, Hawkins House was built to the west at 214–220 in 1879).⁸³

Commercial and industrial enterprises therefore thrived partially due to Ypsilanti's location. Jonathan G. Morton and Aretus Belding had already opened the first store in Ypsilanti in 1825, bringing in goods on the Huron River from Detroit.⁸⁴ A distillery was built in 1826.⁸⁵ John Stewart, noted above, started a sawmill in 1826, and flouring and other mills were constructed along the river. By the end of the 1830s, factories and foundries had been built as well.⁸⁶ This included large concerns like the Cornwall Paper Mills (later the Ypsilanti Paper Company Mills), located in the south of the city (and south of the Survey Area).⁸⁷ Mark Norris, also noted above, is an example of someone involved in both. He arrived in Ypsilanti in 1827 to purchase property, then returned the next year and opened a dry goods store in 1829.⁸⁸ He was a builder and constructed a dam across the river along with several mills.⁸⁹

The Railroad and the Development of Depot Town

Ypsilanti's rapid growth was aided by the railroad. After three failed attempts at building lines to the village,⁹⁰ the state funded a line that linked Ypsilanti with Detroit in 1838.⁹¹ The next year the line reached Ann Arbor, though construction stalled in the 1840s. The line was privatized and named the Michigan Central Railroad, and it reached Niles, Michigan, in 1848, and then Chicago in 1852.⁹² The railroad passes through Ypsilanti to the north of



Figure 23: The Follett House Hotel building (17–29 East Cross Street).

83. A portion of the original Hawkins House was moved west and served as a dining room and kitchen for the new hotel, but that section was demolished after being damaged by a tornado in 1893. Beakes, *Past and Present of Washtenaw County*, 738–39; *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1888); and *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1893).

84. Beakes, *Past and Present of Washtenaw County*, 565.

85. Colburn, *The Story of Ypsilanti*, 56.

86. Beakes, *Past and Present of Washtenaw County*, 733; and Colburn, *The Story of Ypsilanti*, 57 and 129–33.

87. Beakes, *Past and Present of Washtenaw County*, 736.

88. Colburn, *The Story of Ypsilanti*, 52–54.

89. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 4.

90. Colburn, *The Story of Ypsilanti*, 101.

91. *Ibid.*, 102–3; Michigan Department of Transportation, "Michigan's Railroad History: 1825–2014," 2015, 6; and Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 3.

92. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 4; and Willis F. Dunbar and George S. May, *Michigan: A History of the Wolverine State*, 3rd ed. (Grand Rapids, MI: William B. Eerdmans Publishing Company, 1995), 266–67, and 371.

the village's downtown, and the rail depot's location near East Cross Street was the reason Ypsilanti's second commercial district, Depot Town, developed. Commercial and industrial business were built in Depot Town following the construction of the railroad. These included buildings still extant and in the Survey Area, such as the Follett House, originally a hotel (17–25 East Cross Street, see figure 23) in 1852 (with a western addition completed in 1859), and the Shaffer Iron Foundry (308–312 North River Street, see figure 54) in 1840 (expanded in the 1850s). (See Area of Significance: Commerce and Industry, below.)

The Michigan State Normal School

The founding of the Michigan State Normal School in 1849 (now known as Eastern Michigan University⁹³) also had a substantial impact on the city. The school was the first in Michigan created to train teachers, with the site selected by the State Board of Education. It was dedicated in 1852 and opened for its first semester in 1853.⁹⁴ The school's original campus, later greatly expanded, was located between West Forest Avenue and West Cross Street, west of the Survey Area.⁹⁵ Enrollment was 122 students during its first year, but increased to 357 by 1859 and to 1,000 by 1903.⁹⁶ Its expansion in the late nineteenth century was partially due to its adoption of a four-year college curriculum in 1897. A portion of its campus, which includes four buildings built between 1896 and 1931, is listed in the National Register of Historic Places.⁹⁷

African Americans and the Underground Railroad in Ypsilanti

African Americans are first recorded living in Ypsilanti in 1838.⁹⁸ While schooling was not originally segregated, by 1860 Black students were separated from White children and taught in a wagon shop on the northeast corner of North Adams Street and West Michigan Avenue (within the Survey Area but not extant).⁹⁹ In 1864 the First Ward School was built, a one-room brick school house at 407 South Adams Street (extant, southwest of the Survey Area).¹⁰⁰ It was only in 1919 when the school was closed and students were integrated.

Before the Civil War, the Underground Railroad network supported freedom-seeking African Americans passing through Ypsilanti. The origins of the Underground Railroad are unknown, though people escaped from slavery since the beginning of European settlement in the

93. The school was known as the Michigan State Normal School from 1849 to 1899, then Michigan State Normal College from 1899 to 1956, then briefly Eastern Michigan College from 1956 to 1959, before adopting its current name.

94. Colburn, *The Story of Ypsilanti*, 138–40.

95. For more on the early history of the State Normal School, see *ibid.*, 136–46; for a broader study, see Dawn Malone Gaymer, “The Evolution of Eastern Michigan University: The Politics of Change and Persistence” (M.A. thesis, Eastern Michigan University, 2009).

96. Colburn, *The Story of Ypsilanti*, 146; and Gaymer, “The Evolution of Eastern Michigan University,” 273.

97. Richard Macias et al., “National Register of Historic Places, Eastern Michigan University Historic District, Washtenaw County, Michigan, National Register No. 84000017,” 1984; the buildings are Welch Hall (1896), Starkweather Hall (1897), Sherzer Hall (1902), and McKenny Hall (1931).

98. Charles C. Chapman & Co., *History of Washtenaw County*, 1125.

99. Colburn, *The Story of Ypsilanti*, 177.

100. Jorge Avellan, “The History of Ypsilanti's First Ward All-Black School,” WEMU, March 4, 2019, <https://www.wemu.org/wemu-news/2019-03-04/the-history-of-ypsilantis-first-ward-all-black-school>.

Americas.¹⁰¹ By the eighteenth century, Black and sympathetic White abolitionists helped people seeking refuge and to move them to northern states and to Canada despite laws placing impositions on those who might aid freedom seekers. Abolitionists in Michigan, including anti-slavery societies and religious groups, helped to give freedom seekers from the South safe passage and protection along their journey.¹⁰² Residents supported people arriving to Ypsilanti, often through Ohio, and helped move them to Detroit and then on to Canada.¹⁰³ Asher and Catherine Aray were examples of Underground Railroad agents who aided freedom-seekers. Both were African Americans who lived near the farm of William Harwood, one of the three people who first platted Ypsilanti, in the 1830s; Harwood himself also supported Aray's efforts.¹⁰⁴

One place freedom seekers took refuge while awaiting passage east was the Starkweather House (at 1266 Huron River Drive, north of the Survey Area). George and Milly McCoy, an African American family who lived on the farm of Mary Ann and John Starkweather, helped hide and transport people.¹⁰⁵ George, who grew tobacco and made cigars, hid people in a false floor in his wagon that he took to Detroit and Wyandotte. (See below for resources regarding the Underground Railroad within the Survey Area.)

Later-Nineteenth-Century Growth

Ypsilanti continued to grow during the Civil War and the post-war period. During the war one of the first companies in Michigan was formed in the city as the Ypsilanti Light Guards.¹⁰⁶ The Thompson Block building (400 North River Street, see figure 24) served as a barracks for troops for several years.¹⁰⁷ The city gained various public services after the war: electric street lights were installed starting in 1887 (none are known to still exist), and the a pump station and water tower were building in 1889.¹⁰⁸ Also known as the Ypsilanti Water Works Stand Pipe, the tower, located to the west of the Survey Area, is listed in the National Register of Historic Places.¹⁰⁹ Some changes were controversial, as when the city council demolished the "sheds" one night in 1899. The "sheds" were wood awnings in front of many buildings along West Michigan Avenue that were welcomed by some as practical shelters for pedestrians, but considered by others to be ugly.¹¹⁰

New companies formed during this period included the Peninsular Paper Company (to the north of the Survey Area along the Huron River), founded in 1867.¹¹¹ The Ypsilanti Dress-Stay Manufacturing Company was formed in 1885 and a large employer: the factory was located in

101. Carole E. Mull, *The Underground Railroad in Michigan* (Jefferson, NC: McFarland & Co., 2010), 8–9.

102. *Ibid.*, 1–3.

103. Colburn, *The Story of Ypsilanti*, 147.

104. Harwood's farmhouse is still extant, now at 6356 East Michigan Avenue in Saline, west of Ypsilanti (Mull, *Underground Railroad*, 23, 32, and 134–36).

105. *Ibid.*, 83 and 141–42. Milly's full name is alternatively given as Mildred and Emilia.

106. Beakes, *Past and Present of Washtenaw County*, 736–37; and Colburn, *The Story of Ypsilanti*, 183.

107. Colburn, *The Story of Ypsilanti*, 186–87.

108. Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 13.

109. Charles C. Cotman, "National Register of Historic Places, Ypsilanti Water Works Stand Pipe, Washtenaw County, Michigan, National Register No. 81000318," 1981.

110. Colburn, *The Story of Ypsilanti*, 249–51.

111. *Ibid.*, 166.

the Survey Area at 104 Pearl Street (though is no longer extant).¹¹² By 1887 there were fifteen large manufacturing concerns in the city.¹¹³ In 1888, there were numerous industrial facilities in the Survey Area.¹¹⁴ Some are no longer extant, such as the Follmore and Scoville planing mill on the north side of Frog Island. Those that were in buildings that survive include three on North River Street: the Ypsilanti Machine Works (308–312; see figure 54), the neighboring W.C. Martin Foundry (306), and the Worden Brothers Wrench Factory (110). Ainsworth’s Feed Mill at 7–11 West Michigan Avenue also survives (see figure 53).



Figure 24: The Thompson Block building (400 North River Street).

The railroad also expanded in the later nineteenth century, and street railway lines were built linking Ypsilanti to nearby cities. In 1860 a spur of the railroad was built south into Depot Town (now Rice Street),¹¹⁵ and in 1887 a major spur was constructed paralleling the Huron River on the east side, just south of the Survey Area (a major industrial area south of East Michigan Avenue formed around that spur).¹¹⁶ In 1890 the first street railway was built, linking Ypsilanti with Ann Arbor.¹¹⁷ By 1898 the streetcar network connected the city to Detroit, then later to Saline and Jackson. Older shops and barns along Washington Street were converted to serve the streetcars: both 10 and 13 North Washington Street are extant buildings that were used as part of the streetcar network.¹¹⁸

112. Ibid., 223.

113. Ibid., 222.

114. *Sanborn Maps (1888)*.

115. City of Ypsilanti, “Ypsilanti Depot Town Walking Tour,” n.d.,

<https://cityofypsilanti.com/DocumentCenter/View/2618/Historic-Depot-Town-Walking-Tour>.

116. Colburn, *The Story of Ypsilanti*, 222.

117. Ibid., 254–55.

118. *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1899); *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn

Twentieth-Century Development

While at the beginning of the twentieth century Ypsilanti had experienced a drop in population, it rebounded by 1920.¹¹⁹ The causes for this drop are unclear, though the rapid growth of Detroit and its automotive industry may be a reason.¹²⁰ As the need for housing grew, buses, interurbans, and increased traffic along the Michigan Central railroad made commuting to Detroit possible.¹²¹ The automotive supply industry expanded in Ypsilanti,¹²² which included the Michigan Crown Fender Company, located in part of the building now at 100 East Cross Street.¹²³ The Michigan State Normal College also grew in attendance in the 1910s and 1920s.¹²⁴

Part of the effect this growth had on the city, beginning in the 1910s, was the construction of apartment buildings and, especially, the conversion of older single-family houses into apartments.¹²⁵ The first apartment building in the district was the Counselor Apartments, at 108 Washtenaw Avenue (still extant), constructed in 1927.¹²⁶ Some single-family houses were divided into apartments within the Survey Area during this period. This included houses near the Normal College's campus. For example, on North Hamilton Street alone the houses at 105, 113, 212, 304, 508, 512, and 516, all built as single-family homes, were converted into multi-family dwellings between 1916 and 1927, as were 309 North Adams Street and 311 West Cross Street.¹²⁷ Other buildings further from campus (e.g., 106 and 109 South Huron Street), were also remodeled during this period.

The Automotive Industry

Automotive companies and suppliers proliferated in Ypsilanti. In addition to the Michigan Crown Fender Company, the Commerce Motor Car Company had a factory on South River Street (no longer extant, just south of the Survey Area).¹²⁸ Commerce's plant was taken over by Motor State Products in 1930, and produced convertible tops for various auto manufacturers until 1970.¹²⁹ The Ford Motor Company purchased property south of the Survey Area in 1931 (near the former site of the Cornwall Paper Mill) as one of the company's Village Industries.¹³⁰ The factory there produced starters and generators for cars, then airplanes and military vehicles during World War II. (The company also built the Ford Lake Dam, originally known as the Rawsonville Dam, south of Ypsilanti, which created the Ford Lake reservoir.) Another auto parts

Map Company, 1909); and *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1916).

119. Colburn, *The Story of Ypsilanti*, 279.

120. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 6.

121. Colburn, *The Story of Ypsilanti*, 288.

122. Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 23.

123. David Novak, "A Century of Cars: Ypsilanti's Automotive History," in McCurdy et al., *Ypsilanti Histories*, 111.

124. Colburn, *The Story of Ypsilanti*, 293.

125. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 6.

126. *Ibid.*, sec. 7, p. 5.

127. *Sanborn Maps (1916)*; and *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1927).

128. Novak, "Ypsilanti's Automotive History," 111.

129. *Ibid.*, 112–13.

130. *Ibid.*, 112; and Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 31.

manufacturer was Ypsilanti Industries, located at 20 East Michigan Avenue (in the Survey Area but no longer extant), which made roller bearings and transmission parts for Ford.¹³¹

Other, more fleeting, automotive ventures included the Apex Motor Car Company, which produced Ace automobiles from 1919 to 1922, and the Saxon Motor Company, based in Detroit, that took over the Apex plant in 1922 but folded before the end of the year.¹³² Preston Tucker, who lived at 110 North Park Street (southeast of the Survey Area), designed several military vehicles during World War II, though they were not mass produced. He founded an automotive company to produce the Tucker 48, a sedan, but the company went bankrupt in 1949.¹³³

The Second World War and Ypsilanti's Post-War Expansion

Although located in Ypsilanti Township, east of Ypsilanti, the airport and factory at Willow Run had a profound impact on Ypsilanti's development. The site had been purchased by Henry Ford in the 1930s to be used as a camp for boys. In 1940 the federal government sought to increase production of military materiel and began discussions with Ford to build a plant and airport there. Ford acquire property adjacent to the camp, and the plant was built the next year. It produced aircraft, mostly the Consolidated B-24 Liberator bomber. At its peak over 42,000 people worked at Willow Run.¹³⁴

The demand for housing workers at the Willow Run plant was great. Although large dormitories and housing near the plant were built, Ypsilanti, just three and a half miles from the plant, faced a huge influx of people at a time when its own population was a quarter of the peak work force of the plant. Landlords in the city divided homes, even renting the same space to two people working different shifts.¹³⁵ At the end of the war the number of workers dramatically decreased.¹³⁶ The plant was later used by Kaiser-Frazer to produce cars until 1953; afterwards it was purchased by General Motors, which used a portion to produce transmissions and a separate building on the grounds for car manufacturing.¹³⁷ Willow Run Airport was used as the main airport of the Detroit area after World War II, due to the inadequate size of Detroit City Airport (now Coleman A. Young International Airport). With the expansion of Detroit Metropolitan Airport, however, most airlines had moved operations out of Willow Run by the mid-1960s.¹³⁸

In the decades after World War II Ypsilanti's population grew significantly. In 1950, the city's population increased to 18,302 from 12,121 in 1940.¹³⁹ It then grew to 20,957 by 1960, and even more quickly during the next decade: it numbered 29,538 in 1970. With that growth came changes to the physical landscape of the city. Many single-family residences were converted into

131. Novak, "Ypsilanti's Automotive History," 111–14.

132. Colburn, *The Story of Ypsilanti*, 289–90; and Novak, "Ypsilanti's Automotive History," 111–12.

133. Novak, "Ypsilanti's Automotive History," 114–15.

134. Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 32.

135. *Ibid.*, 32.

136. *Ibid.*, 33.

137. Barry Levine, "Willow Run: 80+ Years of Contributions," in McCurdy et al., *Ypsilanti Histories*, 119–20.

138. Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 41.

139. Southeast Michigan Council of Governments, "Historical Population and Employment by Minor Civil Division, Southeast Michigan" (Detroit: SEMCOG, 2002), 7, <https://web.archive.org/web/20130729072136/http://library.semco.org/InmagicGenie/DocumentFolder/HistoricalPopulationSEMI.pdf>.

apartments, and some new residential construction occurred within the Survey Area as well. Institutions like churches gained new members and built additions. Commercially, the city was doing well, with businesses in the downtown area thriving in the 1950s and into the 1960s.¹⁴⁰ During this period, many older commercial buildings were covered with new applied facades that may now, themselves, be recognized as architecturally significant. (For more on the effects of Ypsilanti's post-war growth on its buildings, see the Modern Architecture and Second World War and Post-War Social History areas of significance, below.)

Development in the Late Twentieth Century to the Present

Starting in the 1960s, businesses in the city began to suffer from changing consumer habits and the effects of automobile culture, and in the 1970s Ypsilanti faced a population decline. Businesses in Ypsilanti's two commercial centers began to close: this was due to several factors, including large shopping malls and chain stores opening up on the periphery of Ypsilanti or outside of the city. The lack of parking downtown was a challenge as consumers now relied on their cars for shopping trips.¹⁴¹ Planning studies from the period proposed the creation of new parking lots at the expense of green space.¹⁴² Depot Town, built around the railroad, saw rail traffic decline to one passenger train a day by 1978; in 1984 the passenger station (90 Maple Street, extant and in the district, see below) closed and was sold by Amtrak in 1987.¹⁴³ Building maintenance suffered, and some buildings were destroyed and not replaced, like 31 East Cross Street (no longer extant), which housed a furniture store but was damaged by a fire in 1971; it is now a small, pedestrian-oriented park.

In the late twentieth century many of the city's industrial plants also closed. Within what is now the Ypsilanti Historic District, there were some exceptions, such as the Michigan Ladder Company (12 East Forest Avenue), founded in 1901, that only closed in 2021.¹⁴⁴ But in the heavily industrialized area south of East Michigan Avenue and west of River Street, the effects were pronounced: large factories like the Motor State Products closed, as well as commercial buildings along East Michigan Avenue.¹⁴⁵ In the early 2000s the city of Ypsilanti purchased land and demolished all of the buildings in that area south of East Michigan Avenue with the hopes of redeveloping the site, a process made more complicated by soil contamination. At the time of this survey the property is mostly vacant, though on its west side is a walking trail along the Huron River, a section of Washtenaw County's Border to Border Trail.

More downtown businesses closed in the 1980s and 1990s, including several that had been located there for decades. This included Darby's Shoes (112 West Michigan Avenue), Willoughby's Shoes (121 West Michigan Avenue), and Mellencamp's Men's and Boys' Wear

140. Ellen Thackery, "Marching Down Michigan Avenue: Downtown Ypsilanti Since the 1950s," in McCurdy et al., *Ypsilanti Histories*, 207.

141. *Ibid.*, 208–10.

142. E.g., a plan from 1976 recommended the creation of a parking lot on the west side of Riverside Park; see Ralph L. Woolpert Company, "Phase Two Traffic and Parking Facility Plan for Development Zone No. 1: Ypsilanti, Michigan," 1976, 7.

143. Evan C. Milan, "The Phoenix of Ypsilanti: The Resurrection of Depot Town," in McCurdy et al., *Ypsilanti Histories*, 214–17.

144. Dana Afana, "Michigan Ladder Company Closes after 120 Years in Ypsilanti," *Mlive*, 2018, <https://www.mlive.com/news/ann-arbor/2021/04/michigan-ladder-company-closes-after-120-years-in-ypsilanti.html>.

145. Cheryl Farmer, "Water Street," in McCurdy et al., *Ypsilanti Histories*, 39–44.

(120–122 West Michigan Avenue), which all closed in the 1980s. Moray’s Jewelers (110 West Michigan Avenue) closed in 1990, and Pear’s Clothing (100 West Michigan Avenue) in 1997.¹⁴⁶ While some new businesses opened, like Puffer Red’s in 1981 (originally just 111 West Michigan Avenue, now 109–113 West Michigan Avenue), these did not offset the loss. The false facades installed in the 1950s and 1960s began to symbolize either an era of growth that was now past or the decline that followed. A report on the Ypsilanti Historic District Ordinance from 1983 even remarked that downtown Ypsilanti is “less than a pleasant sight to behold.”¹⁴⁷

Embracing the Past: Changes since the 1983 Survey

One of the ways Ypsilanti sought to address this decline was to rehabilitate its buildings, which, in the case of the downtown area, meant removing the applied facades that had been added in the mid-twentieth century and returning the buildings to their nineteenth-century appearance—or, at least, an approximation thereof. The Tax Reform Act of 1976, containing the nation’s first tax credit for historic rehabilitation, helped encourage these projects. An early example was the removal of an applied grille at 115 West Michigan Avenue in 1983. When it was removed, the newly passed historic district ordinance (enacted in 1978) precluded the installation of a new, modern-looking facade; instead, the property owner employed a more traditional design with a recessed storefront and fluted pilasters.¹⁴⁸ This movement towards historic preservation was not unopposed in its early years: many business owners found the Historic District Commission review process to be onerous and called for the ordinance to be made voluntary or for the commission to be abolished.¹⁴⁹ In the 1990s and early 2000s, however, many more applied facades, especially those over the second and third stories of buildings, were removed.

The fieldwork of the 1983 *Survey* was carried out in 1981 and 1982, and allows for a general analysis of the overall changes to the resources of the Ypsilanti Historic District since the enactment of the ordinance. A more comprehensive comparison, however, cannot be made due to the nature of the material produced by the 1983 *Survey*. There is no list, nor even a total number, of resources that were considered contributing and noncontributing, and while the individual survey forms do note if a resource is contributing or not, forms are lacking for large portions of the district. In addition, only a select few outbuildings were surveyed, making an analysis of their survival and changes impossible. Nevertheless, a comparison of this survey’s findings with the remaining 1983 *Survey* material demonstrates the effects of Ypsilanti’s efforts to rehabilitate and preserve its historic resources.

Complete losses of resources were rare, especially given the size of the district. This includes several houses built in the nineteenth century,¹⁵⁰ notably an Octagon house originally located at 103 South Huron Street.¹⁵¹ Older outbuildings have also been demolished, though the total

146. Thackery, “Downtown Ypsilanti Since the 1950s,” 209–10.

147. Ad Hoc Review Committee, “Majority Report,” 14.

148. Susan Oppat, “Durant Flowers Sprouts New Contemporary Facade,” *Ann Arbor News*, June 12, 1983.

149. Schmiedeke, “Development of the Ypsilanti Historic District,” 177–78.

150. Houses documented for the 1983 *Survey* but no longer extant include those at 109 North Hamilton Street, 12 and 224 North River Street (the latter is now the site of a house constructed in 1999), and 320 and 402 South Washington Street.

151. “Ice Buildup Delays Probe into Cause of Fatal Blaze,” *Ypsilanti Press*, December 26, 1983, 2A; and Jenny Hansell, “It’s Free, But...,” *Ann Arbor News*, March 23, 1986, A6. It is now the site of a Queen Anne house moved from its original location at 214 North Adams Street.

number is unknown.¹⁵² A couple of buildings located at what is now the parking lot surrounding the Ypsilanti Transit Center are no longer extant,¹⁵³ as well as a mix of residential and commercial buildings along the south side of Pearl Street, now the location of a parking structure associated with the office building at 300 West Michigan Avenue. Finally, commercial and industrial buildings along the south side of East Michigan Avenue were demolished in the early 2000s.

Even rarer are extant resources that have been altered in ways that caused them to lose integrity since the 1983 *Survey*. The Craftsman house at 105 Babbitt Street may be the only example of a previously unaltered building in the district that has been greatly altered since the 1983 *Survey* (in this case, a large second-story addition). Another Craftsman house, 430 North Washington Street, was also altered so as to become noncontributing: although at the time of the 1983 *Survey* it had already been altered (e.g., a non-historic primary entrance enclosure), since then its siding and windows have also been replaced. Other houses have been altered in ways affecting their integrity,¹⁵⁴ but in most cases these changes are not drastic enough to affect their contributing status or the buildings were already highly altered when surveyed in 1981 or 1982.¹⁵⁵

A far more common change since the 1983 *Survey* are buildings that have been rehabilitated to either uncover original materials and architectural design elements or use newer materials in a manner that is more historically appropriate. The latter includes buildings like the houses at 213 North Hamilton Street, which had been damaged in a fire, and 208 East Cross Street, where cement-asbestos or asphalt shingles were removed and replaced with fiber-cement siding that more closely resembles the appearance of the original clapboard. There are many examples of the former case, falling into two broad categories: commercial buildings that have had mid-twentieth-century alterations to their facades removed, and residential buildings that have had non-historic wall materials removed to reveal original materials.

The removal of mid-twentieth-century applied facades from the commercial buildings downtown along West Michigan Avenue is perhaps the most visible change to the district since the 1983 *Survey*. The cladding, which generally consisted of either smooth and opaque metal panels or perforated metal slipcovers or panels, was removed from over a dozen buildings in downtown¹⁵⁶ and, in at least one case, in Depot Town.¹⁵⁷ This dramatically changed the appearance of the area and often revealed the original detailing of the buildings. These are largely Italianate in style, though also include the commercial Gothic Revival building at 118 West Michigan Avenue. The

152. Examples include a garage at 227 North Grove Street was surveyed in 1982, and a barn at 409 North Adams Street described in the original National Register form for the district; see Kern, “Ypsilanti Historic District (Original Form),” sec. 7, p. 6.

153. Buildings at 137 and 139 North Washington Street, both no longer extant, were surveyed in 1982. The Ypsilanti Transit Center (220 Pearl Street) itself replaced an earlier, though already highly-altered, building.

154. The house at 312 Washtenaw Avenue had its wood clapboard covered in vinyl siding, though it remains contributing to the district. Another example is 306 North Hamilton Street, which was already altered by the time it was surveyed in 1982 but lost its Italianate-style front doors. Other houses, such as those at 211 North Huron Street, and both 14 and 106 North River Street, had their porches removed or enclosed.

155. Several buildings that had non-historic wall materials when documented in the 1983 *Survey* have had those materials replaced with newer siding (e.g., 306 North Hamilton Street, 526 North Huron Street, 15 North River Street, and 430 North Washington Street).

156. This includes the buildings at 100, 103, 105, 106–114, 107, 109, 111, 115, 116, 118, 120, 126–130, 207, 215, 217, and 228–234 West Michigan Avenue.

157. The Italianate building at 20 East Cross Street.

installation and removal of the facades sometimes caused damage, but in most cases historic elements were either preserved or able to be restored. The process of rehabilitation continues, with the metal panels covering the Worden Block Building at 100 West Michigan Avenue being removed in 2020, and 107 West Michigan Avenue, its metal facade only recently taken down, still under construction at the time of this survey.

Only a few examples of buildings entirely covered by mid-twentieth-century facades remain. These include the Terry Bakery (117–119 West Michigan Avenue, see figure 57), with smooth panels below and perforated metal above, and its neighbor at 121 West Michigan Avenue, the latter entirely clad in sleek metal panels. The only two other examples are 22 North Washington Street (namely the northern portion of a wider building) and 24 North Washington Street (see figure 47). In some cases the facades were removed from the upper stories and materials from the mid-twentieth century on the first-floor storefronts were kept.¹⁵⁸ These facades are now an important reminder of the mid-twentieth-century era of retail prosperity in downtown Ypsilanti. (See Area of Significance: Modern Architecture, below, on the significance and preservation of these downtown facades.)



Figure 25: Left, the house at 505 North Hamilton Street when it was surveyed in 1982 (Ypsilanti Planning and Development Department archives). Note the cement-asbestos siding and the truncated, mid-twentieth-century front porch. Right, the house in February of 2025. Since 1982 its siding was removed to reveal older wood clapboard, and its front porch was rebuilt with historically-appropriate Queen Anne-style detailing.

Although not concentrated in one area, as with the metal facades downtown, the removal of wall cladding from residential properties that was installed in the mid-twentieth century is another change that positively affected the integrity of the district's resources. Materials removed were most frequently cement-asbestos and asphalt, and in some cases aluminum, siding. There are over twenty instances in the district where these materials were removed since the 1983 *Survey* to reveal historic siding, most frequently wood clapboard.¹⁵⁹ Other elements of houses, such as porches, have also been restored or newly built in a more historically appropriate manner.¹⁶⁰ In

158. E.g., the storefronts at 201, 204, and 206 West Michigan Avenue.

159. Examples include 417 and 506 North Adams Street, 117, 211–213, 309, and 320 East Cross Street, 206 and 213 West Forest Avenue, 316 North Grove Street, 108, 119, 205, 212, 422, and 505 North Hamilton Street, 438 and 505 North Huron Street, 316 Pearl Street, and 232 North River Street.

160. Examples include 418 North Hamilton Street, 306 South Huron Street, and 305 South Washington Street.

some cases these rehabilitation projects dramatically changed the appearance of the buildings by revealing or restoring their original stylistic elements, such as the house at 505 North Hamilton Street (see figure 25). Finally, worthy of mention is that the vast majority of resources in the district have been well maintained over the past forty years.

The rehabilitation of Ypsilanti's architectural resources was partly brought about by private owners, but also the city government working with groups like the Depot Town Association and Ypsilanti Downtown Development Authority.¹⁶¹ New uses were found for buildings such as the Masonic Lodge (76 North Huron Street), built in 1909, which was repurposed into the Riverside Arts Center,¹⁶² and the Ypsilanti Freighthouse (100 Market Place, see figure 55), built in 1878, which is now a community and events center.¹⁶³ In the commercial districts, the development of specialty shops, entertainment venues, bars, and restaurants was encouraged and are now more numerous compared to when the 1983 *Survey* was conducted.¹⁶⁴

Narrative Themes

Area of Significance: Nineteenth-Century and Prewar Architecture (Criterion C)

The 1989 National Register of Historic Places Registration Form for the Ypsilanti Historic District notes that “the age, quality, and diversity of this architecture is almost unique in Michigan for a town of Ypsilanti’s size.”¹⁶⁵ Preserving Ypsilanti’s unique architectural resources was the basis for the creation of the Ypsilanti Historic District, originally intended to encompass the city’s nineteenth-century buildings.¹⁶⁶

Since the creation of the Ypsilanti Historic District and its initial listing in the National Register in 1978, the district has retained its exceptional character (see above for changes since the 1983 *Survey*). Not only have the vast majority of resources been retained, in many cases buildings have been rehabilitated in a historically sensitive manner or restored to an earlier appearance.

Resources are considered to be contributing under the theme of nineteenth-century and pre-Second-World-War architecture if they possess characteristic elements of their particular style, exemplify trends in architecture, or are unique compositions that are outstanding on their own. They must also possess integrity.

A general distinction may be made between form—the overall shape and size of a building, often reflecting the folk traditions, skills, and economic conditions of the people who built it—and style—the use of applied ornamentation that tended to follow regional or national trends. Sections describing important forms and styles in the Survey Area are interspersed below.

161. Milan, “The Resurrection of Depot Town,” 216; and Thackery, “Downtown Ypsilanti Since the 1950s,” 209–11.

162. Thackery, “Downtown Ypsilanti Since the 1950s,” 211.

163. Milan, “The Resurrection of Depot Town,” 217.

164. Thackery, “Downtown Ypsilanti Since the 1950s,” 211–12.

165. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 3.

166. Historic District Study Committee, “Historic District Study Committee Report,” 10.

Vernacular Forms

Also called “folk” architecture,¹⁶⁷ the term “vernacular” refers to buildings that were constructed using local methods and traditional forms rather than adhering to formal or academic architectural styles.¹⁶⁸ These buildings are not less important or less interesting; indeed, the opposite is sometimes the case. Often, the vernacular forms have their origins in traditional European building forms, evolving and adapting to local conditions as they spread throughout North America from several cultural hearths on the East Coast. While vernacular buildings may have relatively few applied stylistic elements, they express architectural and cultural traditions; describing a building as “vernacular” is not the same as saying it has no style at all.

In many cases, these vernacular buildings are no longer extant, as the forms tended to be used for more modest dwellings and shops. Simple frame and log buildings, for instance, are mentioned in histories of the area.¹⁶⁹ Sometimes hastily built, they were often replaced by more permanent buildings later.¹⁷⁰ Others began as small buildings that were slowly expanded with additions. Vernacular buildings in the Ypsilanti Historic District are found in a variety of forms.



Figure 26: Left, the half-basilica plan vernacular house at 514 North Huron Street; right, 222 North River, a basilica plan Greek Revival-style house.

The I-house is a two-story, side-gabled house that is two rooms wide and one room deep with a central hallway and featuring a chimney at each gable end. Associated with a Middle Atlantic folk culture¹⁷¹ that spread west through Pennsylvania, Ohio, and Indiana, it is rare in Michigan, whose settlers are much more likely to have come from New England and New York. There is only one such example in Ypsilanti: the Jacob Larzelere House (202 South Huron Street, see

167. Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York: Alfred A. Knopf, 2013), 119–26 and 135–46.

168. Stephen C. Gordon, *How to Complete the Ohio Historic Inventory* (Columbus, OH: Ohio Historic Preservation Office, 1992), 76.

169. E.g., the log building that was Godfroy’s trading post (Beakes, *Past and Present of Washtenaw County*, 541).

170. Mark Norris, for instance, built a frame house on the east side of the river in 1829, but later moved to 213–215 North River Street (Colburn, *The Story of Ypsilanti*, 54).

171. Fred Kniffen, “Folk Housing: Key to Diffusion,” *Annals of the Association of American Geographers* 55, no. 4 (1965): 553.

figure 14), built in 1830 and already noteworthy as the oldest house in the city, is additionally significant as an uncommon example of a Michigan I-house.

The gable-front house may be considered the dominant, traditional vernacular form in Ypsilanti and in the Great Lakes region in general. Gable-front houses are particularly common among the older houses in Ypsilanti, perhaps due to the ease with which they could be adapted to then-popular Greek Revival details, such as triangular pediments and cornices, along with their suitability for narrow, urban lots. Rear additions could be added later. Examples in the Survey Area include houses at 315 North Grove Street and 413 Maple Street. The basic gable-front massing also forms the basis for other, somewhat more complex configurations. A usually architect-designed variant, the temple-front form, occurs when a gable-front house is paired with a full-height, columned entry portico, creating the appearance of an ancient Greek temple. The circa 1842–1845 William M. Davis House/Ladies’ Literary Club Building at 218 North Washington Street (see figure 7) is one such example.

The basilica plan form (also known as hen-and-chicks) is a regional vernacular form almost exclusively associated with southern Michigan.¹⁷² It consists of a two-story, gable-front core



Figure 27: Four vernacular houses. Clockwise from top left: 413 Maple Street, an example of the gable-front form; 617 North River Street, an upright and wing house; 423 North Hamilton Street, a gabled-ell; and 213 West Forest Avenue, a T-plan house.

172. Marshall McLennen, “Common House Types in Southern Michigan,” in *Michigan Folklife Reader*, ed. C. Kurt Dewhurst and Yvonne R. Lockwood (East Lansing, MI: Michigan State University Press, 1987), 37–40.

section with a single-story, half-hip or shed-roof dependency on either side; a half-basilica plan house has a dependency on only one side. The central section and its wings might have been built together, all at the same time, or the form could emerge as the result of additions made to a house over time. One noteworthy example is the 1842 Greek Revival house at 222 North River Street. Other variants on the gable-front form exist as well: a wing added to either side creates the upright-and-wing form (if the wing is a single story), or the gabled-ell form or L-plan house (if the wing is full-height); a symmetrical massing with two wings creates the T-plan house. Examples of these gable-front variants include 111 Catherine Street and 617 North River Street.

Often, houses with vernacular form incorporated elements taken from more formal architectural styles. The house at 533 North Huron Street, for instance, has cornice returns (a feature common in Greek Revival houses) and a cottage window (common to Queen Anne houses). A rare example of a nonresidential, nineteenth-century vernacular building is 410 Oak Street: originally a schoolhouse, it was moved and is now used as a residence.¹⁷³

Greek Revival

The Greek Revival style flourished from 1825 to 1860, coinciding with the westward expansion of the United States and therefore commonplace in the Midwest.¹⁷⁴ The style is characterized by low-pitch gable roofs with cornice returns (and, more rarely, hip roofs) and wide cornice lines, sometimes with frieze-band windows. Doors are often paneled and surrounded by simple entablatures or pedimented enframements. Porticos and full height porches have classical round or square columns that can resemble Greek temple buildings. Pilasters are also common.

The Greek War of Independence (1821–1829) and the waning popularity of architectural styles with British origins after the War of 1812 helped to popularize the Greek Revival Style.¹⁷⁵ The newfound interest in Greece, both in terms of its recent independence and the democratic ideals of ancient city-states like Athens, coincided with Ypsilanti's founding and growth (and is further exemplified by Ypsilanti's namesake, Demetrios Ypsilantis, a general in the Greek War of Independence). Numerous Greek Revival homes are therefore found in the Survey Area and include some of Ypsilanti's oldest buildings. The Towner House (303 North Huron Street, see figure 28), built in 1837, is likely the oldest building in the city still retaining its original foundation.¹⁷⁶



Figure 28: The Greek Revival-style Towner House (303 North Huron Street), built in 1837.

173. Ypsilanti Heritage Foundation, "18th Annual Historic Home Tour," 1995.

174. McAlester, *A Field Guide to American Houses*, 247–52, 264.

175. *Ibid.*, 252.

176. Ypsilanti Heritage Foundation, "About YHF," n.d., <https://yhf.org/towner-house/>.

Frequently found in rural Michigan,¹⁷⁷ Ypsilanti has numerous examples of Greek Revival houses with a half basilica plan form, and a few of the basilica plan form (front gable houses with one or two flanking wings). Several examples feature one-story dependencies flanking the main mass of the house (e.g., 117 East Cross Street and 310 South Washington Street). Most feature gabled front or side-gable roofs, with the Parmenio Davis House at 112 South Washington Street being a notable example of one with a hip roof and frieze-band windows.

Two Greek Revival houses in particular deserve special mention. The first is the only building in the Survey Area that is, at present, individually listed in the National Register of Historic Places: the Ladies' Literary Club Building/William M. Davis House at 218 North Washington Street (see figure 7). The one-and-a-half-story house, built circa 1842–1845, was noted by the Ypsilanti Historic District National Register of Historic Places nomination form as being a “jewel” due to its portico with four paneled square piers.¹⁷⁸ The second is the Arden H. Ballard House at 125 North Huron (see figure 8). Built between 1834 and 1840, the facade (an 1845–1851 addition) is an example of a front-gable house with fluted Tuscan columns instead of simple pillars, a rarity in Michigan.¹⁷⁹

Gothic Revival

Common from around 1840 to 1885, Gothic Revival stems from a resurgent late-eighteenth-century European interest in medieval Gothic architectural features.¹⁸⁰ Gothic residential buildings were first designed in America by Alexander Jackson Davis in the 1830s, and publications by Davis and later pattern books helped to popularize the style. The Gothic Revival style's decorative ornamentation is one of its



Figure 29: 103 North Adams Street, a Gothic Revival house built circa 1856–1859.

most distinct features. Cornices were often open and featured wood trim and elaborate vergeboards along steeply-pitched gables. A common form of the style is that of a side-gabled house with a subsidiary center gable, although variants included front gable and more asymmetrical forms. Windows often have Gothic arches with shaped frames, with square examples frequently accompanied by drip molds and flat or gabled hoods.

177. McLennen, “Common House Types in Southern Michigan,” 37–40.

178. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 7.

179. *Ibid.*

180. McAlester, *A Field Guide to American Houses*, 267–70, 280.

There are numerous residential examples in the Ypsilanti Historic District. While some have lost their wood detailing (e.g., 406 North Hamilton Street and 422 North Huron Street), others have been restored or maintained (e.g., 103 North Adams Street, see figure 29). Most in the district have side gables with subsidiary front gables, though a large example, built in the 1850s at 302 West Cross Street, has flared eaves and is asymmetrical.

Nonresidential uses are much less common, save for religious buildings. A Gothic Revival commercial building is 118 West Michigan Avenue, which has a central fenestration bay with a tall lancet window Gothic window and quatrefoil above (see figure 30). In Depot Town, 40 East Cross Street is an uncommon example of an Italianate commercial building with Gothic Revival elements. Although converted to a house in the 1860s when it was moved, another notable example is found at 301 North Grove Street (it was once on North River Street), which was originally constructed around 1844 to serve as a gymnasium.



Figure 30: A rare example of commercial Gothic Revival architecture, 118 West Michigan Avenue. Built circa 1851–1852, its facade was still clad in a mid-twentieth-century metal facade when it was surveyed in 1981.

Although Gothic Revival architecture largely fell out of favor for residential and commercial buildings in the 1880s, it experienced a resurgence in religious architecture, where it became one of the dominant styles for church buildings into the 1920s. St. Luke’s Episcopal Church (120 North Huron Street), built 1858, is the earliest example of a Gothic Revival church building in the city; designed by Albert H. Jordan and James Anderson, it was one of the first “mature” Gothic Revival churches in Michigan.¹⁸¹ Another is the First Congregational Church (now the Ypsi Performance Space) at 218 North Adams Street: although constructed in 1883, a large addition, which included a new facade constructed with cut square ashlar walls, was designed by W. Butterfield in 1899 in the Gothic Revival style. The First United Methodist Church (209 Washtenaw Avenue) was designed by Weary & Kramer of Akron, Ohio, in 1892. It is a rare example of an auditorium church with an Akron Plan scheme in Michigan, and possibly the only one designed by that nationally prominent firm.¹⁸² A later example is Emmanuel Lutheran Church (201 North River Street), built in 1923.

181. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, pp. 8–9.

182. *Ibid.*, sec. 8, p. 9.

Italianate

The second most common architectural style found in the Ypsilanti Historic District is the Italianate.¹⁸³ Used in both residential and commercial construction, it was popular nationally from 1840 to about 1885.¹⁸⁴ Pattern books by Andrew Jackson Downing helped to popularize the style, which, along with the Gothic Revival style, is considered by historians to be a reaction against more classically inspired styles like Greek Revival. (Buildings patterned on Downing's designs in Ypsilanti include an upright-and-wing Italianate building at 708 Congress Street, and a house at 118 College Place displaying a mix of Italianate and Gothic influences, though these are outside the district.¹⁸⁵)

Residential examples are frequently cubical in form, with low-pitched roofs, often hipped, or front-gabled, with common stylistic features including wide eaves that are supported by ornamental brackets. Windows are often narrow, sometimes arched, and feature ornamental hoods. Commercial block buildings had rectangular forms, as necessitated by their positioning alongside others, but have ornamental cornices with brackets and similar window treatments to residential examples. Within Michigan, Ypsilanti's stock of Italianate buildings is comparable to that of Ionia and Marshall, two cities with a high prevalence for the style.¹⁸⁶



Figure 31: A cubical Italianate house, 223 North River Street.

Ypsilanti has many examples of several subtypes of Italianate houses, with the cubical variety the most common. These are often arranged in a three-bay, two-story format, either with a central entrance (e.g., 223 North River Street; see figure 31) or the entrance to one side of the facade (e.g., 108 North Huron Street). This form includes houses of more modest proportions (e.g., 109 Catherine Street) but also large and elaborate homes. Some of the most notable include the Ladies' Library building at 130 North Huron Street (now a

private residence, see figure 15), with its ornate cupola and projecting centered gable, and the John Jenness House at 324 West Forest Avenue (see figure 13). Both of these are noted in the National Register of Historic Places Registration Form for the Ypsilanti Historic District as being of statewide significance for their age and their surviving original detailing.

Asymmetrical subtypes are also common, though less prevalent than the cubical. 411 and 415 North Huron Street are large examples with hip roofs, and houses with gabled roofs include the

183. About one hundred buildings are solely Italianate in style.

184. McAlester, *A Field Guide to American Houses*, 283–88, 302.

185. Resource Design Group, "1983 Ypsilanti Survey," 15–17.

186. *Ibid.*, 16–17.

highly-detailed 301 North River Street. There are relatively few gable-front houses without wings (one example is 230 North Grove Street), and few with subsidiary centered gable roofs (including 212 North Hamilton Street and the aforementioned 130 North Huron Street). Finally, 121 North Huron is a rare example of the Italian Villa variety with a three-story tower.

Two and three-story commercial examples are prevalent downtown, especially along West Michigan Avenue between the Huron River to the east and North and South Adams Street to the west, along with the adjacent blocks of North and South Washington Street. These were already considered notable in the 1983 *Survey*, but since then many more buildings have had their original facades uncovered by the removal of metal panel and grille facades installed in the 1950s and 1960s. Remarkable examples include the Union Block, spanning from 200 to 212 West Michigan Avenue (see figure 32), and the Hawkins House at 214–220, an uncommon commercial L-shaped building constructed in 1879 as a hotel. The majority of commercial buildings in Depot Town are also Italianate, which the 1983 *Survey* recognizes as a “fine collection of Italianate mercantile structures.”¹⁸⁷ This includes the Follett House at 17–25 East Cross (see figure 23), with its large central arch and flanking bays.



Figure 32: The Union Block building downtown at 200–212 West Michigan Avenue.

Also notable in Ypsilanti is the survival of not just houses and commercial Italianate buildings, but Italianate residential outbuildings, generally carriage houses. Two examples are 108 South Huron Street, and the building across the alley from it (behind the Queen Anne house at 114 South Huron Street): both of these have distinctive Italianate brick segmental arch window

187. *Ibid.*, 8.

hoods. Another large example, though with less ornamentation, is found behind 314 Pearl Street, originally constructed as a carriage house for the house at 207 North Adams Street.

Many buildings that were originally Italianate have been altered to the extent that they are no longer good examples of the style. Commercial buildings were often clad in metal panels in the mid-twentieth century, and when these newer facades are removed damage projecting elements like decorative cornices is evident (e.g., 100–102 West Michigan Avenue, which had its metal facade removed in 2020, once had decorative hoods above the windows). Some residential buildings have lost particular elements, even if their overall form has been retained (e.g., 218 Ferris Street, which has a later porch and likely once had decorative cornice brackets). In some cases the houses were dramatically altered with additions in a style contemporary with the changes, as seen with 103 Washtenaw Avenue, an originally cubical Italianate house built in the nineteenth century that has a circa 1901–1916 addition to its facade that incorporates both Colonial Revival and Prairie stylistic elements (see below for these styles). Others were modified with Queen Anne irregular roof forms and stylistic detailing, such as those at 120 North Hamilton Street and 119 South Washington Street.

Second Empire

Although the Second Empire Style is often highly ornamented, unlike the Gothic Revival and Italianate styles that looked to the past for their inspiration (medieval Europe and the Renaissance, respectively), these houses were built in emulation of contemporary French buildings.¹⁸⁸ Dating from 1855 to 1885, the mansard roof is the most prominent stylistic feature, giving the houses a more monumental appearance by utilizing the roof area as an extra floor with numerous dormers. Many decorative elements, such as brackets under the eaves and window hoods, could be similar to the Italianate style.

The Second Empire style is less common than the Italianate in Michigan, and there are only a three examples in the Ypsilanti Historic District.¹⁸⁹ These are, however, particularly prominent and elaborate. The first is the residence that was once the home of Daniel L. Quirk, a prominent industrialist, located at 300 North Huron Street (see figure 17). It is a towered subtype, with a large central, three-story tower; to the rear is its carriage house, also built in the Second Empire style. Constructed circa 1860, the house was Ypsilanti's city hall until 1977, when it was given to the city. The last is the Gilbert Mansion, owned by John Gilbert Jr., another industrialist, located at 227 North Grove Street (see figure 11). Also a massive house, it has a centered wing on its eastern facade and a three-story tower on the west.

The Octagon Form

Although only one Octagon house is found in the Survey Area, it is notable due to the rarity of this distinct form. Octagon houses were constructed between 1850 and 1870, popularized by Orson S. Fowler, a phrenologist who also espoused the alleged benefits of Octagon-shaped houses.¹⁹⁰ He emphasized that the octagon shape made for superior lighting and ventilation

188. McAlester, *A Field Guide to American Houses*, 317–18, 330.

189. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 8.

190. McAlester, *A Field Guide to American Houses*, 311.

options. (Interior spaces, however, were forced to have triangular rooms or obtuse angles, making their use and furnishing awkward, and the form never became widespread). Fowler had been unconcerned with decorative details: therefore Octagon houses often adopted exterior detailing from contemporary styles like the Italianate.

At the time of the 1983 *Survey*, two Octagon houses were extant in Ypsilanti. One was located at 103 South Huron Street, but was destroyed by a fire in December of 1983.¹⁹¹ The remaining house, 114 River Street, was constructed circa 1850–1868 and once located at 915 Washtenaw Avenue (now the site of an apartment building located outside the Survey Area) and originally had a cupola.¹⁹² It was moved to 114 River Street in 1966.



Figure 33: The Octagon house at 114 North River Street. Built in the mid-nineteenth century, it was moved from 915 Washtenaw Avenue (west of the Survey Area) to its current location in 1966.

Irregular Forms

For centuries, American architecture almost exclusively employed the rectangular and mostly symmetrical forms necessitated by log, timber-frame, and masonry construction. The advent of balloon framing, however, revolutionized the construction industry in the mid-twentieth century, enabling highly complex and asymmetrical house forms. Balloon framing was invented in Chicago in 1833 and spread widely in the 1860s and 1870s, anywhere that rail transportation and advanced sawmills made dimensional lumber affordable and widely available. By constructing load-bearing walls from milled studs, rather than timbers, stones, or bricks, shapes that would have been previously difficult to build became readily accessible to the nation's growing professional class. The ability to produce curved wall surfaces, angled corners, and recessed or projecting bays enabled the development of the Stick and, later, Queen Anne and Shingle styles.¹⁹³

Irregular forms were uncommon in non-residential architecture, which continued to employ masonry and, later, iron and steel frame construction. No irregular-form commercial or industrial buildings are found in the district.

191. The Queen Anne house now located there was moved from its original location at 214 North Adams Street.

192. Jan Anschuetz, "The Octagon House," *Ypsilanti Gleanings*, Spring 2017, 1, 3; and A. Ruger and Chicago Lithographing Co., *Ypsilanti, Washtenaw County, Michigan* (Chicago: Chicago Lithographing Co., 1868).

193. Paul E. Sprague, "The Origin of Balloon Framing," *Journal of the Society of Architectural Historians* 40, no. 4 (1981): 311–19.

Stick

Stick houses, built from 1860 to around 1890, are distinguished by their roof trusses and wall woodwork resembling half-timbering.¹⁹⁴ The style is less common than other contemporaneous ones, and is considered a transitional one linking Gothic Revival elements with Queen Anne. The Stick style is rarely found in the Ypsilanti Historic District, with only two examples: the houses at 213 North Adams Street and 206 South Huron Street, the latter of which was built in 1873 and retains a remarkable amount of detail (see figure 34). Houses of other styles could also have Stick-style elements, such as at 302 East Cross Street (largely Italianate in style with Stick-style gable trusses) and 205 South Washington Street (a Queen Anne house also with distinctive Stick-style gable trusses).



Figure 34: The Stick house at 206 South Huron Street.

Queen Anne

Prevalent in the United States from 1880 to around 1910, Queen Anne was a novel style popularized by English architects (with no relation to buildings constructed during Queen Anne of Great Britain's reign, 1702–1714).¹⁹⁵ Pattern books helped propagate designs around the United States. Technological advances such as balloon framing, along with lath-turned wood products and aluminum paint cans that could be shipped via rail, made distinguishing features of the style, such as extensive spindlework and brightly painted wood, possible. Facades are often asymmetrical and have long, often wraparound, porches with decorative details like backers with cutout Eastlake designs. Varied materials like wood clapboard and shingles are used to break up smooth walls. Houses frequently have a steeply pitched hip roof accompanied by cross gables over an irregular massing. Cottage windows are common, as are Queen Anne windows with numerous glass panes, sometimes stained, around their borders.

As classically-influenced styles became more common, the Free Classic variant developed, which had less of the delicate spindlework and instead used Tuscan columns as porch supports, cornice dentils, and other classical features.¹⁹⁶ The Free Classic variant is sometimes referred to as a Queen Anne and Colonial Revival mix in earlier reports on the Ypsilanti Historic District; indeed, it presages a transition from the Queen Anne buildings to the Colonial Revival styles.

The district has over 125 Queen Anne residential buildings are located in the Survey Area, making the style the most common, and is notable for the quality of many of those buildings. The National Register of Historic Places Registration Form for the district notes that these

194. McAlester, *A Field Guide to American Houses*, 333–37.

195. *Ibid.*, 345–50, 370.

196. *Ibid.*, 346.

houses combine to make “a highly picturesque whole that seems to be unique to Ypsilanti.”¹⁹⁷ Remarkable examples include the massive Van Cleve House at 207 North Hamilton Street, the towered 114 South Huron Street, the Frank W. Glanfield house at 113 Buffalo Street, and two houses with near-mirrored layouts of one another at 313 and 325 East Cross Street (see figure 35, left). An elaborate Free Classic example can be found at 118 South Washington Street (see figure 35, right). Also notable is a rare example of a commercial building with a Queen Anne facade at 47 North Huron Street.



Figure 35: Left, a Queen Anne house (325 East Cross Street) with a turret incorporated into its irregular form; right, 118 South Washington Street, a massive Free Classic house.

The style was often adopted in earlier houses that underwent significant remodeling in the late nineteenth and first decade of the twentieth century. This often entailed the addition of porches and a new roof form, as seen at 120 North Hamilton Street. The Hemphill House (219 North Huron Street), with its unique coursed fieldstone walls, is a notable example. It was constructed circa 1845, then was remodeled in the Queen Anne Style, likely between 1899 and 1909.



Figure 36: One of the few Shingle houses in the Survey Area, 114 Woodward Street.

Shingle

The distinctive feature of Shingle style houses, built around 1880 to 1910, are walls clad in wood shingles.¹⁹⁸ Although similar in some aspects to the Queen Anne style with their frequently irregular form, Shingle houses have less ornate decorations. Instead of using many elements to visually break apart portions of the house, as in the Queen Anne style, the wood shingles are used to unite elements. Within the Ypsilanti Historic District are only two examples of the style: the almost-unaltered house at 114

197. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 8.

198. McAlester, *A Field Guide to American Houses*, 373–74, and 384.

Woodward Street (see figure 36), and the large duplex (now apartments) at 184 North Washington Street. In addition, some Queen Anne and Free Classic houses have Shingle-style decorative elements, such as recessed windows framed by curved walls (seen, for example, on 501 North Adams Street and 118 South Washington Street).

Richardsonian Romanesque

Henry Hobson Richardson, a Boston architect, designed buildings in the eponymous style beginning in 1879–1880.¹⁹⁹ This included residences and monumental public buildings, and other architects adopted the style from 1880 to 1900. The style incorporates elements taken from the European Medieval Romanesque mixed with Gothic and, especially, early Christian Syrian architecture (a later trait that distinguishes it from Romanesque Revival, which adheres more closely to its namesake). The style makes frequent use of stone, both in detailing and masonry walls, which are often rough-faced. Windows and entryways have round arches with arch springs and heavy piers, and porches with squat columns; heavy posts and lintels were also used instead of round arches.

There are a few Richardsonian Romanesque buildings in the Survey Area. Constructed in 1888 as the O. A. Ainsworth and Co. Feed Mill, 7–11 West Michigan Avenue (see figure 53), is also notable for being the only remaining mill building in the district. Nearby at 1 South Huron Street is Ypsilanti’s City Hall, originally a bank (circa 1887); its facades were partly restored in 1994 (it was clad in marble and an aluminum screen in 1966 or 1967), though its original pitched roof and portions of the third floor had been lost in a fire around 1947 and were not reconstructed. The office building at 119 North Huron Street is another example, though it was not originally constructed in that style: built in 1870, the Richardsonian Romanesque elements were likely added when it was remodeled at a later date, possibly in 1892 (see figure 37).



Figure 37: 119 North Washington Street, an office building with a Richardsonian Romanesque facade.

Colonial Revival

The Colonial Revival style was popular for a relatively long period, from approximately 1880 to 1955 (though it evolved in expression considerably over this time), and has several subtypes.²⁰⁰ It represented a rekindled interest in architectural forms that had been used in colonial America and

199. *Ibid.*, 387–88 and 394.

200. *Ibid.*, 409–14, 442.

the early United States before styles like the Italianate and Gothic Revival, that looked towards an earlier European past for inspiration, rose to prominence. Its features are therefore varied, but often sought to emulate forms and traits of the earlier Georgian, Federal, and Dutch Colonial styles. Symmetrical facades with side gable roofs are common, and entry porches were often small; porticos with curved ceilings are common (but rare in original Georgian and other colonial styles). Colonial details were also frequently incorporated into other styles, for example mixing with Queen Anne in the form of the Free Classic variant.

The Ypsilanti Historic District has numerous examples of Colonial Revival buildings, generally dating to the first few decades of the twentieth century. Variants with a side-gabled roof are the most common: their symmetrical facades emulate the Georgian style though they often have porticos with curved undersides and small one-story wings (examples include 305 South Washington Street, built in 1926, and 319 South Washington Street, built in 1918). The district has several Dutch Colonial examples with gambrel roofs, such as the large and unique 421 North Huron Street (circa 1916–1927) and 308 Washtenaw Avenue (1925). A few have saltbox roofs, such as the house at 313 Olive Street (see figure 38).



Figure 38: 313 Olive Street, a Colonial Revival house with a saltbox roof.

Colonial Revival forms and detailing were also used in commercial and social buildings. 76 North Huron Street is a three-story Georgian type originally built as a Masonic lodge, and 224 West Michigan Avenue, constructed as a theater, is another. Two-part commercial block buildings in the downtown area, like 13 North Washington Street, were built in the 1910s and 1920s, often replacing older Italianate commercial buildings. At times older buildings had new Colonial Revival facades built onto them (most notably the Occidental Hotel and Mineral Bath House, now 12–54 North Huron Street).



Figure 39: 10 North Washington Street, an Italian Renaissance Revival building once used as a streetcar freight house and passenger waiting area.

Italian Renaissance Revival

Buildings in the Italian Renaissance style, also called Renaissance Revival,

were built from 1890 to 1935.²⁰¹ The style adopted features of buildings constructed during the Italian Renaissance, which itself borrowed from classical forms. Round arches are common, as are flat roofs with dentiled cornices. It is an uncommon style in Ypsilanti, only seen within the Survey Area in commercial and religious buildings. The one-story building at 10 North Washington Street is an example of the former (see figure 39). The most prominent buildings in the style are Saint John the Baptist Catholic Church at 410 West Cross Street (completed in 1932) and the adjacent rectory.

Neoclassical

Adapted from older classical forms like Greek Revival, the Neoclassical style was common from 1895 to around 1955.²⁰² The most prominent element in residential buildings of that style is a full-height porch with massive columns. The style, monumental and imposing, was also commonly used for commercial and public buildings, especially banks.²⁰³ These larger buildings were often clad in stone.

There are few Neoclassical buildings in Ypsilanti, especially when compared to the contemporaneous Colonial Revival style. The most significant are larger structures, namely two churches and the Ypsilanti District Library. The First Presbyterian Church of Ypsilanti at 300 North Washington Street was described in the National Register of Historic Places Registration form as one of the three most important churches in the Ypsilanti Historic District (see figure 10).²⁰⁴ Constructed in 1857 but substantially rebuilt in 1899, the Neoclassical church has some Italian Renaissance details and was noted in the Registration Form as “a landmark of Protestant church Architecture in Michigan.”²⁰⁵ The second church is at 123 North Adams Street: built in 1928 as the First Church of Christ, Scientist, it was purchased by Ekklesia Fellowship Ministries in 2003. The Ypsilanti District Library (229 West Michigan Avenue; see figure 60) was constructed as a post office circa 1915 (and used as such until 1962).

Neoclassical houses are even rarer in Ypsilanti. Two noteworthy examples are houses constructed in other styles and then later remodeled with Neoclassical elements. The house at 206 South Washington Street was constructed circa 1837–1849; originally Greek Revival in style, it has a large full-height Neoclassical portico along its northern facade, built between 1939 and 1950. 300 South Huron Street was built circa 1870 as an Italianate house, then between 1927 and 1939 it was remodeled to include a full-height Neoclassical portico on its southern facade. An interesting Neoclassical house with a Minimal Traditional form (see below), built in 1942, is located at 213 East Forest Avenue.

201. Gordon, *How to Complete the Ohio Historic Inventory*, 89; and McAlester, *A Field Guide to American Houses*, 497–98 and 508.

202. McAlester, *A Field Guide to American Houses*, 435–38 and 446.

203. Gordon, *How to Complete the Ohio Historic Inventory*, 99.

204. The other two are the Gothic Revival St. Luke’s Presbyterian Church (120 North Huron Street) and the First United Methodist Church (209 Washtenaw Avenue); see Christensen, “Ypsilanti Historic District (New Form),” sec. 8, pp. 8–10.

205. *Ibid.*, sec. 8, p. 10.

Tudor

Residential examples of the Tudor style date from 1890 to 1940, but were especially prevalent in the United States during the 1920s.²⁰⁶ Although named after the English dynasty, most elements of the style mimic late medieval and early Renaissance English traits, borrowing from extravagant manor houses and rural cottages alike. Steeply pitched roofs are common, as is decorative half-timbering with stucco walls. They frequently feature patterned brickwork, at times interspersed with stone. Gothic and Tudor archways frame openings, and casements were often used in lieu of double-hung windows.



Figure 40: Top, the Tudor style house at 301 South Huron Street; bottom, a rare Tudor commercial building (120 Pearl Street).

A notable and large example is the house at 209 North Huron Street, which Jeannie and Edward Quirk Cornwell, both members of prominent local families, had built in 1921. A symmetrical example with half-timbering is found at 216 South Washington Street, and a one-and-a-half-story 301 South Huron Street has patterned brick and stonework with a prominent chimney (another feature of the style, see figure 40, top). The Charles Van Dusen House at 329 Maple Street, built in 1917, is a one-story example.

There are also limited numbers of Tudor-styled commercial buildings, although these are few within the Survey Area. A unique example is the diminutive shop at 120 Pearl Street, which features numerous stylistic elements including half-timbering and patterned brickwork (see figure 40, bottom). The style could also be used during early and mid-twentieth-century remodeling of older buildings, as seen with 205 West Michigan Avenue: an Italianate building constructed in 1880 with a Tudor first-

story storefront, designed in 1930 by Ralph S. Gerganoff, an architect based in Ypsilanti (his office was located within the Survey Area at 206 North Washington Street).

206. McAlester, *A Field Guide to American Houses*, 451–55, 466.

Foursquare

Two factors combined to bring about the popularity of the foursquare house type. First was the development of Prairie-style architecture, popularized by Chicago-area architects, especially Frank Lloyd Wright (see below), that emphasized right angles and planar forms with minimal ornamentation. Second was the growing popularity of prefabricated kit houses, delivered in parts by rail and assembled on site. Together, these two influences led to the creation of the foursquare house, advertised in mail-order catalogs as “the most house for the least money,” its cubical form maximizing floor area and ease of construction.²⁰⁷ Foursquare houses were not always Prairie, but they typically expressed unelaborate and economical styles including Craftsman or Colonial Revival, or were simple vernacular houses with no unnecessary adornment at all. Common from the 1900s through the 1930s, several foursquare houses are found in Ypsilanti. Whether these represent mail-order or pattern houses is difficult to discern without further research.



Figure 41: The Craftsman 115 North Hamilton Street features extensive cobblestone work and is an example of the foursquare form.

Prairie

Most examples of this Wright-influenced style were built between 1900 and 1920.²⁰⁸ The style emphasizes long horizontal lines using low-pitched, often hipped, roofs with wide overhanging eaves. Windows are often grouped in bands and can feature geometric glazing and surrounds. Porches, like main roofs, have hip roofs with wide eaves, supported by heavy piers.

In Ypsilanti, the incorporation of limited elements of the Prairie style was more common than the construction of houses that adhered to all its stylistic elements. A rare example of a large, predominately Prairie house is 120 North Adams Street, built in 1913 (see figure 42); a small one-story house of the style is found at 302 North Park Street. Prairie-inspired foursquare houses, though boxy in a way that the original stylistic elements were trying to break up, were also built: examples include 214 South Washington Street and 305



Figure 42: This Prairie house (120 North Adams Street) has battered brick walls on its first story, and stucco on the second.

207. McAlester, 550–552.

208. McAlester, *A Field Guide to American Houses*, 551–52 and 564.

North Hamilton Street. Elements of the style could also be mixed with others, as was the case of the circa 1901 to 1916 facade addition to 103 Washtenaw Avenue, which features a mixture of Colonial Revival and Prairie attributes.

The Bungalow Form

The bungalow in America was popularized by the California architects Charles Sumner Greene and Henry Mather Greene beginning in 1909, loosely based on a form that developed in India and spread throughout the Anglosphere in the nineteenth century. Bungalows increased in



Figure 43: 310 Olive Street, an example of a one-and-a-half-story Craftsman bungalow with a front-facing dormer.

popularity over the decades and were widely built in the 1920s and 1940s. They are one and one-and-a-half story buildings with a low-pitch roof, wide front porch, and generally horizontal emphasis, particularly suitable for the Craftsman style in which they are almost always designed. (Non-Craftsman examples in the Survey Area include 302 North Park Street, which is Prairie, and 424 North Huron Street, which is Colonial Revival.) The combination of an upper half-story with a low-pitch roof typically lends itself to prominent dormers to provide light and ventilation to the upper level.

Architectural historians sometimes attempt to divide bungalows into sub-types based on roof shapes and dormer types; however, the use of terms seems to be inconsistent and a consensus has not yet emerged. Several different bungalow shapes are found in the Ypsilanti Historic District, including hip- and side-gable variants.

Arts and Crafts and Craftsman

The Craftsman style was commonly used for smaller houses from roughly 1905 to 1930.²⁰⁹ Popularized by California-based architects and pattern books that followed, the style took elements from the Arts and Crafts Movement, which influenced decorative art designs and eschewed industrially-produced materials (the Craftsman style is sometimes called Arts and Crafts,²¹⁰ though the styles have distinguishing elements, and are considered separate styles in this survey). Craftsman houses generally have low-pitched roofs with exposed rafters and brackets, sometimes extending past the eaves. Front-gabled porches are common, supported by large tapered piers. A common form of the house is the bungalow, one or one-and-a-half-stories

209. *Ibid.*, 567–68 and 578.

210. Gordon, *How to Complete the Ohio Historic Inventory*.

tall. These frequently have front or side gable roofs; in the latter the roof often projects over the facade to form a porch. Larger examples tend to less rigidly follow a strict form like the bungalow and emphasize Arts and Crafts decorative elements.

Ypsilanti has numerous examples of the Craftsman style. Houses at 420 and 520 North Huron Street are examples of one-story houses with front gable roofs with exposed rafters and decorative brackets. There are several examples of bungalows with side gable roofs, such as 310 Olive Street (see figure 43) and 333 Oak Street, both with roofs projecting over the porch (full-length in the latter). The stylistic trait of using of natural materials for walls is seen in several houses with cobblestone porch piers and chimneys, notably the bungalow at 211 Ferris Street, built in 1925. Two-story examples include 200 East Cross and 210 Washtenaw Avenue. A larger, more purely Arts and Crafts example is found at 302 South Washington Street (see figure 44).



Figure 44: The house at 302 South Washington Street has numerous elements inspired by the Arts and Crafts movement, aspects of which are often seen in Craftsman and Tudor style buildings.

Art Deco and Art Moderne

These contemporaneous styles were generally built from 1920 to 1940.²¹¹ Rarely used for single-family houses, the styles were commonly used for commercial buildings. Influenced by the work of Eliel Saarinen, Art Deco buildings have geometric, often zigzag or fluted, motifs on flat surfaces (like brickwork) and decorative elements often with a vertical emphasis. Art Moderne was inspired by industrial designs for new forms of transport. More elaborate examples (not found in Ypsilanti) have rounded corners, extensive use of steel and porcelain-enamel, and



Figure 45: Built before 1888, 6 South Washington Street's Streamline Moderne first story was clad in the mid-twentieth century with porcelain enamel panels. The English Colonial Revival brickwork on the facade's second story is older, but unlikely original.

211. McAlester, *A Field Guide to American Houses*, 581–82.

other features evoking the aerodynamic aesthetics of train locomotives and steamships and are often referred to as Streamline Moderne.

There are few Art Deco buildings in the district. The two-story 2 West Michigan Avenue is one example, and 113 West Michigan Avenue, with its piers topped with vertical motifs, is another. Pure examples of Streamline buildings are rare as well (20 South Washington Street is one example), but the style was often used in modifying older commercial buildings, especially their storefronts on the first story. Examples include 201 West Michigan Avenue, likely modified in 1941 when the Tap Room bar opened in the building, and 6 South Washington Street (see figure 45). A simplified expression of Art Moderne continued throughout the 1940s and into the 1950s, often featuring banded windows, smooth stone surfaces, and horizontal sandstone or steel trim, but lacking the curved, Streamline aesthetic. The Arbor Brewing Company Corner Brewery, formerly the Central Specialty Division of King Seeley Corporation, at 720 Norris Street, is one example of this simplified style.



Figure 46: The Thousand Series post office building at 108 South Adams Street was built in the International Style in 1962.

Area of Significance: Modern Architecture (Criterion C)

As existing National Register documentation provides a 1938 end date for the period of significance for the Ypsilanti Historic District, recognition of significant Modern buildings represents a departure from the context within which the district was first established. Further, Modern architecture, in general, marks an often intentional contrast with the styles that came before. For these reasons, this report describes Modern architecture as its own, separate theme.

Resources are considered to be contributing under the theme of Modern architecture if they possess characteristic elements of their particular style, exemplify trends in architecture, or are unique compositions that are outstanding on their own. They must also possess integrity.

International Style

Popular since its inception circa 1925, the International Style is less commonly used for single-family dwellings as it is for apartment, commercial, and governmental buildings.²¹² The style incorporates newer construction methods to form a load-bearing skeletal structure, generally steel, around which to build. This was in contrast to previous styles where the walls supported the building. This allowed for the emphasis on very large windows, and with it few other decorative details (in contrast to other styles from the era like Art Deco). Casement and fixed windows are used in lieu of the sash windows found in most other older styles. In larger and taller buildings that evolved from 1920s precedents, the International Style is often distinguished by the use of the pilotis: vertical supports that permit an open, glazed ground floor while also holding up heavier, and more massive upper stories.

In the Survey Area the International Style is limited to commercial and government buildings. The United States Post Office building at 108 South Adams Street is one example, built in 1962 (see figure 46). Some buildings in the style were constructed after the district's period of significance, such as the commercial building at 123 West Michigan Avenue, built in 1971. The style was also often used for additions to larger buildings, such as the Parish House addition to St. Luke's Episcopal Church (120 North Huron Street).



Figure 47: A mid-twentieth-century perforated grille covers the upper stories of 22 and 24 North Washington Street. These are separate buildings, despite the unified applied facade. Once common on the upper stories of buildings downtown, most grilles of this kind have been removed.

Applied Facade Forms

While Modern-era storefronts were added to commercial buildings in the 1940s, by sometime in the early 1950s, entirely new, false facades began to be applied over existing facades. These gave a smooth, metallic, Modern appearance to the formerly ornate, complex, Italianate or Colonial Revival buildings downtown. These applied facades were known as slipcovers, grilles, or by the somewhat derogatory term of “cheese graters,” an allusion to their flat, rectangular, perforated appearance (see figure 47 for an example). They generally show, to some extent, an International Style influence, though some earlier ones are Art Moderne.

212. Ibid., 617–21.

By 1963, almost all buildings on Michigan Avenue downtown were thus covered.²¹³ Before long, however, these applied facades began to fall out of fashion, symbolizing either an era of growth that was now past or the decline that followed. Only a few remain today: starting in the late 1970s they began to be removed, part of a general spirit of historic preservation associated with the 1976 United States Bicentennial. The creation of the Ypsilanti Historic District in 1978 and the rehabilitation incentives of Tax Reform Act of 1981 were also influences, and the gradual elimination of the facades has continued into the 2020s. Perhaps paradoxically, the desire for preservation has, in turn, created a situation where what was once a defining feature of Ypsilanti's downtown has become an increasingly rare building form, itself worthy of being preserved.

International Style Variants

Although pure examples of International Style are not particularly common, the style is often expressed in influences on buildings of other styles, or in its various subtypes. The Terry Bakery (117–119 West Michigan Avenue) is the most noteworthy remaining example: the staggered nature of its textured panels, the angled storefront with integrated planter, and the whimsical, thematic neon sign are elements of Googie, a space-age aesthetic that arose in California in the immediate postwar period. The Central Elementary School (300 West Forest Avenue), completed in 1956 and designed by Ralph S. Gerganoff, is an example of a building combining Late Art Moderne and International Style influences. Though no longer extant, the 1966/1967–1994 facade of the Ypsilanti City Hall (1 South Huron Street, see figure 59) was a noteworthy combination of New Formalism with the Miami Modern variant of International Style.

Contemporary

Like the International Style, the Contemporary style, used initially in residential construction and expanding to other building types, has little exterior detailing.²¹⁴ Inspired by the 1949–1964 work of Joseph Eichler in California, this style emphasized interior spaces, constructed to be integrated with the exterior though the use of window walls (often in the rear) and overhangs covering porches and balconies. Contemporary buildings have low-pitched or flat roofs with wide eaves and exposed beams. Facades are asymmetrical with recessed entry doors and are clad in natural materials. The Survey Area does not contain any Contemporary single-family residences, but the style was adapted for apartments and commercial buildings and could feature windows and spandrels separated into vertical sections by piers. The office addition to the house, originally Queen Anne in style, at 101 South Adams Street is one example; the apartment building at 507 North Washington Street is another, though both of these are a somewhat simplified version of the style.

Minimal Traditional Form

Arguably unlike many other styles and forms, Minimal Traditional houses (common from circa 1935 to 1950) became popular less due to aesthetic fashions, but rather economic and

213. Thackery, "Downtown Ypsilanti Since the 1950s," 207.

214. McAlester, *A Field Guide to American Houses*, 629–34 and 646.

governmental policies.²¹⁵ During the Great Depression architects turned to designing small houses to keep costs low. The Federal Housing Administration, established in 1934, encouraged such buildings, providing guidelines on forms and features and limiting the maximum size of houses that they would insure. The need for housing during and after World War II caused their widespread construction. Minimal Traditional houses were generally one story, with simple gable and hip roofs with shallow eaves. They could be accompanied with sparse detailing from a variety of architectural styles (e.g., Colonial Revival).



Figure 48: 403 East Forest Avenue, a rare example of a minimal traditional house with no noticeable alterations.

Minimal Traditional houses are uncommon in the Ypsilanti Historic District, partially due to density of the built environment that was already present when the style became common. But their presence reflects important social changes to the city, namely the need to house workers at the nearby Willow Run plant during World War II and the post-war growth in the automotive supply industry. Generally these homes were built either where previous buildings had been demolished or large lots were subdivided. Three houses, 35, 37, and 41 Photo Street, for instance, were all built between 1940 and 1941 on a lot that previously had only had one building.²¹⁶ Other examples of Minimal Traditional houses in the Survey Area are

found at 426 and 428 North Hamilton Street, which nearly mirror one another, but most are found along the north side of East Forest Avenue.²¹⁷ Outside of the Ypsilanti Historic District, however, especially in the blocks to the north of East Forest Avenue, Minimal Traditional houses become much more common, reflecting the era during which that area was developed.

Mansard

The Mansard style, built from circa 1940 to 1985, is characterized by Mansard-like awnings or parapets—but not true mansard roofs—and is invariably used on buildings that are only one or one-and-a-half-stories tall.²¹⁸ Although there are no residential examples in the Ypsilanti Historic District, the style was used in commercial construction from the 1950s through the 1970s, often replacing older buildings. The mansard-like projections offered a low-cost way to update an older building, as well as a mechanism to obscure air conditioning condensers and other rooftop mechanical units that were becoming increasingly commonplace during this era.

215. *Ibid.*, 587–89.

216. *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1939); and *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1950).

217. Minimal Traditional houses are found on the north side of East Forest Avenue include those at 121–123, 203–209, 303–313, 403–405, and 409–411.

218. McAlester, *A Field Guide to American Houses*, 687–88 and 692.

The earliest example of this style in the district is the 1951 Dairy Queen fast-food restaurant building (101 East Michigan Avenue); other examples include the commercial building at 530 North Huron Street and the office building at 27 South Huron Street. Older commercial buildings were also modified with Mansard-style facades. Originally built circa 1927–1939 as a gas station, 20 North Adams Street was expanded in the 1950s or 1960s. Another example is 15 East Michigan Avenue, a portion of which was built circa 1893–1899.



Figure 49: 105 Pearl Street combines several Modern stylistic influences.

The building at 105 Pearl Street, built in 1963, appears to be a unique, architect-designed example combining International, Mansard, and Contemporary influences (see figure 49).

Area of Significance: Landscape Architecture (Criterion C)

Prospect Park, located east of the Ypsilanti Historic District and Ypsilanti’s first dedicated public park, was established in the 1890s at the location of a former cemetery where peoples’ remains had been exhumed and relocated to Highland Cemetery.²¹⁹ In the early 1900s, the city established a Parks and Recreation Commission to explore the possibility of additional parkland. When the Quirk family donated their large house (300 North Huron Street, still extant and within the Ypsilanti Historic District) to the city in 1914, it came with a portion of undeveloped land leading down the slope to the Huron River. J. Joseph Poleo, a landscape architect from Monroe, Michigan, prepared a design for the newly donated land.²²⁰

The rest of what is now Riverside Park remained in private hands, as a series of individual parcels associated with houses at the top of the surrounding slope. As most of the land was in a floodplain, it was not suitable for permanent buildings or structures. The area may have been informally used for passive recreation, and one early active use is known: the Ypsilanti Toboggan Slide Company, in 1886, built a wooden toboggan run from Huron Street down the slope into the valley, approximately where the steps to the Riverside Arts Center are now located (the toboggan run no longer exists).

219. Robert Christensen, “National Register of Historic Places, Highland Cemetery, Washtenaw County, Michigan, National Register No. 100005026,” 2020, sec. 9, p. 34.

220. Jan Anschuetz, “A Travel through Time: Riverside Park,” *Ypsilanti Gleanings*, Spring 2016, 12–16.

The first comprehensive plan for the city’s parkland was the General City Plan of 1913, produced by the Olmsted Brothers. The brothers, John Charles Olmsted and Frederick Law Olmsted Jr. were the sons of Frederick Law Olmsted, known for his design of Central Park in New York. Their firm was the successor to their father’s business, Olmsted, Olmsted, and Eliot, the first professional landscape architecture practice in the United States.

At the time of the 1913 plan, the Huron River was in a state of transition. As the Olmsted Brothers observe:

The Huron River with its large natural reservoirs and its steep channel, was long ago claimed for economic uses, by water power development in a small unsystematic way. Many mills were built but most of them have since fallen into disuse and decay, and the river is now largely in a picturesque state of neglect. Its shores now overgrown in many places, pools and rapids break into monotony, while railways and public roads cross and recross it in many places. . . . The river, with its many advantages as a naturally beautiful feature of the city, is now almost wholly ignored, or worse, it is defiled and treated as a menace to adjacent property.²²¹

The General City Plan covered topics other than landscape architecture, such as commercial and industrial development. As for parkland, the plan focused on the Huron River valley, recommending that the city “preserve for posterity the natural features of great beauty, such as the steep wooded hillsides and gorges that make the charm of the [Huron River] valley.”²²²

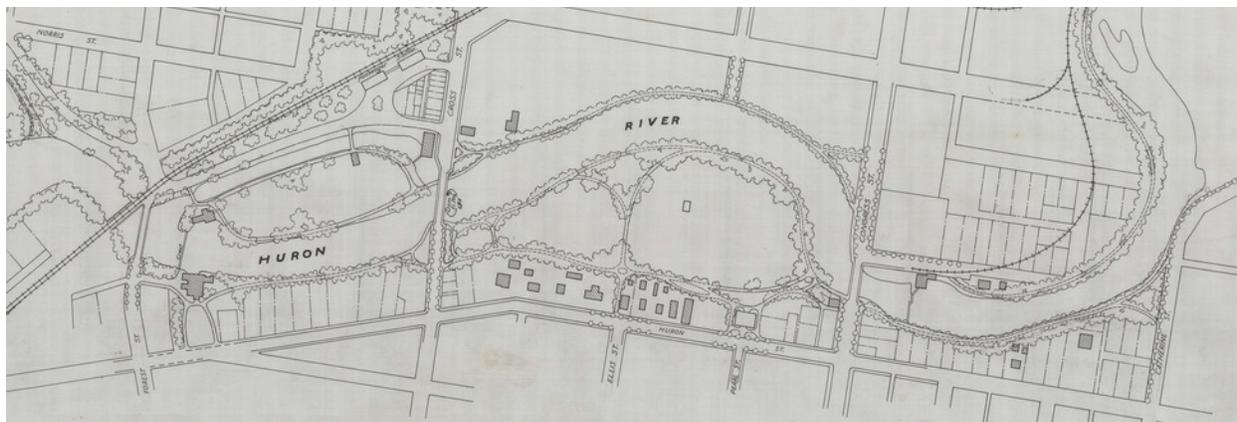


Figure 50: An excerpt of a map from the Olmsted Brothers Huron River Improvement Plan for Ypsilanti’s parks. Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site.

The city government implemented the plan’s recommendations, at least in a general sense: the land for Riverside Park was purchased beginning in the 1920s, and continued to be expanded with Works Progress Administration funding during the 1930s. Some land was donated, including from the Detroit Edison Company, who provided land and graded it. Open spaces along the river, meandering pathways along the perimeter, and a pedestrian connection to

221. *Ibid.*, 15.

222. City of Ypsilanti, “City of Ypsilanti Parks and Recreation Master Plan, 2020–2025,” 2020, 4, <https://cityofypsilanti.com/DocumentCenter/View/2548/Parks-and-Recreation-Master-Plan-2020-no-appendices>.

Michigan Avenue, all recommendations of the 1913 plan, have since been implemented.²²³ The specific details of the Olmsted Brothers site plan, however, appear not to have been followed.

Not part of the 1913 plan, the city purchased the land for a formal entrance to the park, just south of the Ladies' Library at 130 North Huron Street (the original entrance no longer exists and is private property). The locations of paths and planted trees also deviate from the 1913 site plan. However, the spirit of the Olmsted Brothers plan continued to be followed over the years, with the purchase of other lands along the Huron River in the decades that followed, culminating with the acquisition of what is now Frog Island Park in 1975. Frog Island Park had formally been used as athletic fields for Ypsilanti High School (and was the location of a planing mill before that).

Riverside Park and the former Ypsilanti High School athletic fields (now Frog Island Park) comprise the two major designed landscapes located within the Ypsilanti Historic District. Because of the degree of deviation from the original Olmsted Brothers plan plus the other alterations that have occurred over the years, the two parks are not likely to be individually eligible for the National Register of Historic Places. However, as a tangible expression of the vision of the Ypsilanti residents who advocated for the purchase of the parkland, those individuals and businesses that donated the land, and of the Olmsted Brothers recommendation of the General City Plan of 1913, both parks are recommended as contributing resources to the Ypsilanti Historic District under the theme of Landscape Architecture.

Area of Significance: Exploration/Settlement and Social History (Criterion A)

Buildings associated with Ypsilanti's early settlement are rare, but more survive than in many other Michigan municipalities. The location of the ruins of Godfroy's trading post and its replacement, the earliest recorded buildings in the Survey Area, were still known in the late nineteenth century, but are no longer extant.²²⁴ Early settlers built log and simple frame buildings, but these have been demolished and, in most cases, their locations are unknown. Further historical research could identify sites that would likely have the potential for archaeological deposits from that period. Several houses that were built in the 1830s by early settlers, however, still stand.

Likely the oldest is at 202 South Huron Street, built in 1830 for Judge Jacob Larzelere (see figure 14). Larzelere was one of the first purchasers of land from Augustus Woodward and William Harwood, two of the people who first platted Ypsilanti.²²⁵ He came from Seneca, New York, and was involved in various business ventures, such as a sawmill constructed in 1830.²²⁶ He also deeded land to the village to be used as its first cemetery, located at Summit Street north of West Michigan Avenue.²²⁷ He was also responsible for platting land, including the Post & Larzelere Addition in 1837 (bounded by South Adams, Catherine, South Huron, and Buffalo Streets, now largely in the Survey Area) and the Larzelere Addition in 1838 (the east side of South Huron

223. "Ypsilanti City Report: Frederick Law Olmstead National Historic Site," National Park Service, 2024, <https://www.nps.gov/places/ypsilanti-city-report.htm>.

224. Charles C. Chapman & Co., *History of Washtenaw County*, 1108–9.

225. Colburn, *The Story of Ypsilanti*, 45 and 70.

226. Beakes, *Past and Present of Washtenaw County*, 736; and Colburn, *The Story of Ypsilanti*, 76–77.

227. Beakes, *Past and Present of Washtenaw County*, 739; and Christensen, "National Register of Historic Places, Highland Cemetery, Washtenaw County, Michigan, National Register No. 100005026," sec. 9, p. 34.

Street between Buffalo and Spring Streets, the northernmost two lots of which are in the Survey Area).²²⁸ His home was possibly the first brick house built in the city.²²⁹

Mark Norris moved to Ypsilanti in 1828 and built a frame house on the east side in 1829.²³⁰ Originally from Vermont, he built a woolen mill and was involved in various other ventures, including constructing a dam across the Huron River.²³¹ He later built the Norris Block building at 400 North River in 1861 (later known as the Thompson Block). He built the house, Greek Revival in style, at 501 North River Street in 1831.²³² He soon built and moved to the house at 213–215 North River Street between 1831 and 1833, another Greek Revival building (see figure 51). The second house was later enlarged between 1841 and 1848; its Italianate-style cornice brackets perhaps date to this time.²³³

The house at 125 North Huron Street was also originally constructed in the 1830s (see figure 8). Known as the Arden H. Ballard House, it was first constructed in the early 1830s by Dr. Daniel White, then expanded by Marcus Lane between 1834 and 1840.²³⁴ Lane was an attorney who came to Ypsilanti in 1827 after settling in Ann Arbor.²³⁵ Arden H. Ballard was the next owner and added the current Greek Revival facade to the building between 1845 and 1851. Arden arrived in Ypsilanti in 1824, and built a distillery in 1826 and a flour mill in 1839–1840.²³⁶ He also served as the last Ypsilanti Village President and was mayor of Ypsilanti from 1859 to 1860.²³⁷



Figure 51: Mark Norris' house at 213–215 North River Street; originally Greek Revival in style, Italianate details were added later.

Ballard also owned the property that is now 303 North Huron Street, which he sold to Marcus Lane in 1836.²³⁸ Lane then built the house the next year. It was purchased by Nancy Spencer Towner in 1851, and her descendants lived there for nearly a hundred years: the house is now

228. Colburn, *The Story of Ypsilanti*, 80; and “Niles, Berrien County, Michigan Map,” 62–63.

229. Ypsilanti Heritage Foundation, “Historic Home Tour,” 1981.

230. Colburn, *The Story of Ypsilanti*, 52–54.

231. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 4.

232. Jan Anschuetz, “Norris-Follett Walking Tour,” *Ypsilanti Gleanings*, Fall 2018, 14; and Historic District Study Committee, “Historic District Study Committee Report,” 57.

233. Christensen, “Ypsilanti Historic District (New Form),” sec. 7, p. 16; and City of Ypsilanti Assessor, “City of Ypsilanti Property Assessment Information,” n.d., <https://www.bsaonline.com/?uid=421>.

234. Ypsilanti Heritage Foundation, “Ypsilanti Bicentennial Annual Historic Home Tour,” 2023.

235. Beakes, *Past and Present of Washtenaw County*, 611. White’s background, however, is not known.

236. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 4.

237. Beakes, *Past and Present of Washtenaw County*, 733 and 754.

238. Harrington, “The Towner House.”

known as the Towner House (see figure 28). Nearly demolished in the 1970s, the preservation of the house was part of the impetus for the formation of the Ypsilanti Heritage Foundation. The house still retains its original foundation.

Built circa 1835–1840,²³⁹ the house at 100 South Washington Street was the home of Dr. Thomas M. Towne. Towne was active in the affairs of the Presbyterian Church, and proposed the building of a new church building for the congregation in 1843 (no longer extant).²⁴⁰ The rear additions to the house, still present, were added before 1888.

Another house known to have been constructed in the 1830s within the Survey Area is at 302 South Huron Street. Built around 1838 by Abraham Craddock, the house now presents as a cubical Italianate.²⁴¹ Craddock was a grocer who also served as the village president in 1843.²⁴² That front (east) addition, however, was added in the 1850s. The original house is located between that addition and a 1958 attached garage. It has been modified (e.g., later Italianate brackets beneath the eaves), so its original style is unclear.

Finally, the house at 401 East Forest Avenue was built circa 1838 by Joseph Peck. Peck was a settler who purchased a portion of land north of East Forest Avenue. The two-story house's original portion has three bays and a low-pitch roof, suggesting it was once Greek Revival in style, but it has since been significantly altered.

Resources are considered to be contributing under the theme of Exploration/Settlement if they are associated with people responsible for Ypsilanti's early settlement and growth during the 1820s and 1830s. A few other houses in the Greek Revival style may have been built in the 1830s (e.g., 527 North Huron Street, 1 Oak Street, and 316 Pearl Street), but more intensive research would be needed to determine the date of their initial construction.

Area of Significance: Commerce and Industry (Criterion A)

Numerous buildings in Ypsilanti are connected to the city's commercial and industrial history, especially its growth in the middle and late nineteenth century. The National Register of Historic Places Registration form for the Ypsilanti Historic District emphasizes just how unique Ypsilanti's resources are:

The number of surviving historic commercial buildings in the downtown and Depot Town dating from the 1850s and in some cases, perhaps, the 1840s probably exceeds that in nearly any other Michigan town. Those of Ypsilanti's early commercial buildings that have not been hidden beneath modern metal skins—such as the plain Greek Revival-inspired buildings at 27 and 29 East Cross, the Italianate Follett House at 17–25 East Cross or Thompson Block on North River, and the Gothic-

239. City of Ypsilanti Assessor, "Ypsilanti Assessor"; and Christensen, "Ypsilanti Historic District (New Form)," sec. 7, p. 17.

240. Beakes, *Past and Present of Washtenaw County*, 744.

241. Ypsilanti Heritage Foundation, "Ypsilanti Historical House Tour," 1979; and Ypsilanti Heritage Foundation, "13th Annual Historic Home Tour," 1990.

242. Beakes, *Past and Present of Washtenaw County*, 734; and Charles C. Chapman & Co., *History of Washtenaw County*, 1111.

influenced buildings at 40–44 and 52 East Cross—or that have been resurrected—the Gothic building at 118 West Michigan—illustrate the design quality characteristic of that period that is today generally seen only in old photographs.²⁴³

The architectural significance of these buildings as whole has been discussed above. Ypsilanti’s commercial buildings, however, are also indicative of the character of the city’s expansion in the middle and later nineteenth century. Most apparent in the large number of commercial buildings situated downtown and in Depot Town, they reflect the growing businesses in the city, as well as the growth of civic institutions (for the latter, see the section on Government below).



Figure 52: Built in the 1850s, the Masonic Block (46–56 East Cross Street) in Depot Town is Italianate with a unique Gothic-arched central storefront bay.

Some of the larger notable commercial buildings were constructed as hotels. In Depot Town at 17–25 East Cross Street, the Follett House was built in 1859 and served people arriving at the nearby train station. The Hawkins House,²⁴⁴ downtown at 214–220 West Michigan Avenue, was constructed in 1879. The Occidental Hotel, opened in 1884, encompassed what is now 14–54 North Huron Street. The latter was also the Mineral Bath House, a sanitarium created after a source of water was found nearby that was believed to have medicinal properties.²⁴⁵ These

243. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 8.

244. More precisely the second building known by that name; the original was located to the east where the Union Block building (200–212 West Michigan Avenue) is now situated.

245. Colburn, *The Story of Ypsilanti*, 226–27; and Katie Dallos, “YHS Archives: You Never Know What You Will Find!,” *Ypsilanti Gleanings*, Fall 2006, 14–17.

demonstrate not just that Ypsilanti was experiencing demographic and economic growth, but that it was a center of commerce and known as a place for medical tourism.

Long commercial blocks dating to the nineteenth century, housing shops on their first floor and offices, residences, and social spaces above are found in both of the city's commercial districts. Early buildings of the type include 27 and 29 East Cross Street, perhaps dating from the 1840s.²⁴⁶ The Masonic Block in Depot Town (46–56 East Cross Street; see figure 52), Italianate with Gothic arches in its center storefront bay, built in the 1850s, is another example. The Thompson Block (400–410 North River; see figure 24), constructed in 1860, is notable for serving as a barracks for United States Army troops during the Civil War. The Union Block, at 200–212 West Michigan, is a large Italianate building on the west side. All of these buildings reflect Ypsilanti's commercial and, relatedly, industrial growth.

Commercial buildings continued to be constructed in the early and middle of the twentieth century, especially the 1920s, at times replacing older commercial buildings or residences. Commercial block buildings at 17 and 26 North Washington Street were built around 1916 to 1927 and 1922, respectively. The Martha Washington Theater (29–31 North Washington Street), built in 1915 and then the only theater in the state owned by a woman,²⁴⁷ and the Art Deco building at 2 West Michigan Avenue, built around 1927, are other large examples. Buildings from this period also include smaller shops, such as the Tudor-style 120 Pearl Street (circa 1916–1927; see figure 40). These buildings were constructed between 1915 to the Second World War, a time of demographic growth, partially due to the expansion of the Michigan State Normal College (now Eastern Michigan University).



Figure 53: Numerous mills once lined the Huron River in Ypsilanti; the O. A. Ainsworth and Co. Feed Mill (7–11 West Michigan Avenue) is the only remaining one.

Many commercial buildings also housed industrial enterprises at various times, often located above first-floor shops on the second and third stories. There were several tin shops in the late nineteenth and early twentieth centuries in the Survey Area (those at 115 and 124 West Michigan Avenue are seen on Sanborn maps from 1899 to 1927, and 1893 to 1916, respectively).²⁴⁸ Various factories occupied the upper floors of commercial buildings, such as a cigar factory on the second floor of 14–16 West Michigan Avenue in 1909.²⁴⁹ The former Follett House Hotel (17–

246. Christensen, "Ypsilanti Historic District (New Form)," sec. 7, p. 5.

247. "Ypsilanti's New Photoplay House," *The Normal College News*, October 22, 1915, 2; and Martha Washington Theater," Wikipedia, https://en.wikipedia.org/wiki/Martha_Washington_Theatre.

248. *Sanborn Maps (1893)*; *Sanborn Maps (1899)*; *Sanborn Maps (1909)*; *Sanborn Maps (1916)*; and *Sanborn Maps (1927)*.

249. *Sanborn Maps (1909)*.

25 East Cross Street; see figure 23) had a moccasin factory on its second floor in 1909 and 1927, and the National Burial Device Company in 1909.²⁵⁰ Others took up whole buildings that were later converted to commercial uses, like the McPherson & Scott Carriage Factory at 18–22 North Washington Street in 1888, which by 1893 housed a plumbing, printing and fancy goods shops along with a butcher.²⁵¹ Factories making food products were also numerous, such as a sausage factory in the Union Block building (200–212 West Michigan Avenue; see figure 32) in 1909 and 1916, an ice cream factory at 104 West Michigan Avenue in 1916, and a candy factory at 24 North Washington Street from 1916 to 1939.²⁵² By the middle of the twentieth century, industrial uses of commercial buildings was more rare, but still continued in places (such as a plastic factory at 54 East Cross Street, part of the Masonic Block). These show the flexible usage of Ypsilanti’s nineteenth- and early twentieth-century commercial buildings.



Figure 54: Originally the Shaffer Iron Foundry, the Ypsilanti Machine Works Building at 308–312 North River now houses the Ypsilanti Food Cooperative.

There are far fewer buildings constructed purely for industrial uses rather than commercial in the Survey Area. Ypsilanti’s industrial resources connected to the Huron River, namely the various mills that helped it prosper, are largely demolished. For example, the Hay & Todd Manufacturing Company’s woolen mill at 5 West Forest Avenue, and the Follmore & Scovill planing mill across the river in what is now Frog Island Park are no longer extant. The O. A. Ainsworth and Co. Feed Mill (7–11 West Michigan Avenue, see figure 53), built in 1888, is notable as the only extant example of a mill building within the Survey Area. Buildings still used for industrial purposes do exist in Ypsilanti, but they are now found outside of the local Ypsilanti Historic District (e.g., the Marsh Plating Corporation at 103 North Grove Street, southeast of the Survey Area).

The oldest extant industrial building is the Machine Works Building at 308–312 North River (see figure 54). The southern portion of the building was constructed as the Shaffer Iron Foundry in 1840.²⁵³ The central and northern sections were built later in the 1850s. It was the Ypsilanti Machine Works, owned by Philo Ferrier (who lived nearby at 301 North River Street), in 1856,

250. *Ibid.*; *Sanborn Maps (1916)*; *Sanborn Maps (1927)*.

251. *Sanborn Maps (1888)*; and *Sanborn Maps (1893)*.

252. *Sanborn Maps (1909)*; *Sanborn Maps (1916)*; *Sanborn Maps (1927)*; and *Sanborn Maps (1939)*.

and produced machinery for flour mills. Later a drill forging company, a warehouse, and an auto repair and paint shop,²⁵⁴ it has been used by the Ypsilanti Food Cooperative since 1984.²⁵⁵ The building next door at 306 North River Street (circa 1850–1860) was used by the Ypsilanti Machine Works, then later other industrial companies like the Streicher Die & Tool Company.

Other industrial buildings include 110 North River Street, built before 1888 and used as the A. Worden & Brother Tire Bolt Wrench factory, later a machine shop and plumbing supply warehouse (it was expanded between 1939 and 1950). By 1893 the western portion of 100 East Cross Street, now the Ypsilanti Automotive Heritage Museum, was the Ypsilanti Electric Company, which generated power.²⁵⁶ It later housed industrial manufacturers and, in 1917, an automotive dealership for Dodge, then Hudson.²⁵⁷ The building at 111–113 Pearl Street is rare example of a surviving industrial building on the west side of the city: built in 1890 it housed the Scharf Tag, Label, & Box Company until circa 1916–1927. Finally, the largest extant industrial building in the Survey Area is the Michigan Ladder Company factory at 12 East Forest Avenue. Began in 1901, the building was expanded twenty-five times during the course of the twentieth century.²⁵⁸ The company, which grew during and after the Second World War, continued to manufacture ladders until its closure in 2021.²⁵⁹

The Survey Area also has numerous houses of individuals and families that were instrumental in establishing and running commercial and industrial enterprises. As these were some of Ypsilanti's wealthiest residents, in many cases their houses are architecturally significant in addition to being significant due to the association with their owners. This included early settlers like Judge Jacob Larzelere, noted above, who built a sawmill and lived at 202 South Huron Street (1830; see figure 14). Philo Ferrier, noted above as owner of the Ypsilanti Machine Works, lived at 301 North River Street (circa 1844), while his son Charles Ferrier, who worked with him, lived at 9 North River Street (circa 1860).²⁶⁰

Other prominent owners include Asa Dow, first president of the First National Bank, who lived at 220 North Huron Street (1860), and John Jenness, crockery merchant and investment broker who lived at 324 West Forest Avenue (1858; see figure 13). The two significant Second Empire houses in the district were also associated with business owners, namely the house of Daniel L. Quirk (300 North Huron Street, built c. 1860; see figure 17), a later president of the First National Bank and president of the Peninsular Paper Company, and that of John Gilbert, a foundry owner (227 North Grove, built 1861). John W. Van Cleve, paper mill founder, lived at 207 North Hamilton Street (circa 1879–1894). Shelly Byron Hutchinson, a co-founder of the S&H Green Stamp company, had 600 North River Street built (1903; see figure 12).

253. Jan Anschuetz, "Philo Ferrier: Who Lived, Worked, Died and Is Buried on River Street," *Ypsilanti Gleanings*, Winter 2017, 22; and City of Ypsilanti, "Ypsilanti Depot Town Walking Tour." Sources differ as to the exact name of the foundry, given as "S. W. Shafer" and "H. Shaffer."

254. *Sanborn Maps (1927)*; *Sanborn Maps (1939)*; and *Sanborn Fire Insurance Map from Ypsilanti, Washtenaw County, Michigan* (New York: Sanborn Map Company, 1964).

255. Corinne Sikorski and Rodolfo Alvarado, "A History of the Ypsilanti Food Cooperative," in McCurdy et al., *Ypsilanti Histories*, 137–42.

256. *Sanborn Maps (1893)*.

257. Novak, "Ypsilanti's Automotive History," 115–16.

258. Jorge Avellan, "Hidden in Plain Sight: Michigan Ladder Company in Ypsilanti," *Ypsilanti Gleanings*, Fall 2017, 8–11; and Ypsilanti Heritage Foundation, "42nd Annual Historic Home Tour," 2019.

259. Afana, "Michigan Ladder Company Closes."

260. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 6.

Resources are recommended as contributing under the theme of Commerce and Industry if they retain integrity reflecting use for those purposes during the period of significance (e.g., a shop or manufacturing facility) or if they were the residences connected to notable people who ran and owned those businesses.

Area of Significance: Transportation (Criteria A and C)

The construction of the railroad line that linked Ypsilanti and Detroit in 1838, and eventually Chicago by 1852, was integral to the village and then city's development.²⁶¹ Depot Town on the east side, just south of the train station, became a second commercial center due to the location of the line (see *The Railroad and the Development of Depot Town*, above). Already in 1838, the Western Hotel was built to serve passengers and arrivals, although it was demolished in 1860 when the railroad expanded (bricks from that hotel were used in the construction of the nearby Thompson Block, extant at 400 North River Street; see figure 24).²⁶² The Follett House (extant at 17–25 East Cross Street; see figure 23) was constructed as a hotel in 1852. Financed by Benjamin Follett, a banker and entrepreneur, the building's western half was completed in 1859. Industrial buildings were also located in the area partially due to access to the railroad, which included the Shaffer Iron Foundry (extant at 308–312 North River Street and discussed above; see figure 54).

The area saw the construction of not just buildings that utilized the rail link, but of railroad infrastructure buildings. Many, such as the numerous coal sheds and other buildings related to the maintenance of trains and the railroad infrastructure, are no longer extant.²⁶³ The two most significant are the Railroad Depot (90 Maple Street) and the Ypsilanti Freighthouse (100 Market Place; see figure 55). The Michigan Central Railroad Depot was built in 1860: originally two-and-a-half-stories tall, a fire caused it to be shortened to one story in 1910, then further remodeled after a train crash in 1939.²⁶⁴ While the railroad continued to be used for commercial and industrial purposes, already in the late 1800s it had financial difficulties and its ownership changed hands to, eventually, the New York Central Lines.²⁶⁵ By the 1920s there were only two passenger trains each day and, by 1978, only one.²⁶⁶ The Depot building was closed in 1984.²⁶⁷

The Ypsilanti Freighthouse, built in 1879, was used as the loading point for cargo, and sold to the city in 1979 to be used as a community center and a farmers market (see figure 55).²⁶⁸ Although it closed in 2004, it was later rehabilitated.²⁶⁹ Its reuse makes the building not just an important

261. Colburn, *The Story of Ypsilanti*, 101; and Dunbar and May, *Michigan: A History of the Wolverine State*, 266–67 and 371.

262. City of Ypsilanti, "Ypsilanti Depot Town Walking Tour"; and Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 4.

263. One that still stands is the Martin Dawson Company Coal and Builder's Supply building at 232 North Lincoln Street, built circa 1899–1909, but it is south of the railroad tracks and just outside of the Ypsilanti Historic District; see *Sanborn Maps (1909)*; and *Sanborn Maps (1964)*.

264. City of Ypsilanti, "Ypsilanti Depot Town Walking Tour."

265. Colburn, *The Story of Ypsilanti*, 203.

266. *Ibid.*; and Milan, "The Resurrection of Depot Town," 214.

267. Milan, "The Resurrection of Depot Town," 216–17.

268. City of Ypsilanti, "Ypsilanti Depot Town Walking Tour."

269. The Ypsilanti Freighthouse was rehabilitated between 2013 and 2016 (*ibid.*; and Milan, "The Resurrection of Depot Town," 216).

railroad-related resource, but one that has found new uses at a time when the city, business, and community groups were investing in Depot Town's buildings. Another example of the community using the historical association the area has with the railroad was the installation of the caboose in 1979 (400 Market Place). Placed near the Freighthouse, the rail car in New York Central livery was built in 1922 and moved to the location by members of the Depot Town Association.

In the late nineteenth and early twentieth century, interurban lines connected Ypsilanti with nearby cities. The first, known as the "Ypsi-Ann," was built to Ann Arbor in 1893, then electrified in 1898, the same year it was joined to Detroit.²⁷⁰



Figure 55: The Ypsilanti Freighthouse (100 Market Place) used to handle railroad freight; it is now an events venue.

It reached Saline in 1899, and Jackson in 1901. While the dismantlement of the streetcar network in the mid-twentieth century has largely removed physical evidence of its importance, two buildings in the Survey Area are associated with it. Built circa 1893–1899, 10 North Washington Street was used as a streetcar freight building and waiting room for the Detroit, Ypsilanti, & Ann Arbor Railway (see figure 39).²⁷¹ The second is across the street at 13 North Washington Street. Originally used by livery companies in 1893 and 1899, by 1908 it was the freight house and waiting room for the Detroit, Jackson & Chicago Railway.²⁷²

Ypsilanti's automotive history has been discussed above, and although most of the resources related to it are no longer extant in the Survey Area, there are a few worth noting. The building at 100 East Cross Street, originally a power station and factory, became a Dodge automobile dealership in 1917.²⁷³ It later became a Hudson dealership, and continued to sell parts for Hudson cars long after that company merged with Nash-Kelvinator to form the American Motors Corporation in 1954. It became the Automotive Heritage Museum in 1995, which it remains at the time of this survey. Also notable in the Survey Area are several repurposed gas stations both dating from circa 1916–1939: 20 North Adams Street, later expanded and used as a laundry, 9 East Cross Street, originally a small gas station and then greatly expanded through additions, 24 East Cross Street, converted into a shop, and 317 West Cross Street, which became a Greyhound Lines station around 1970 and then a series of coffee shops beginning in 1996. A gas and vehicle

270. Beakes, *Past and Present of Washtenaw County*, 753; and Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 15.

271. *Ann Arbor and Ypsilanti City Directory* (Glen V. Mills, 1899); and *Sanborn Maps (1899)*.

272. *Polk's Directory of Ann Arbor, Ypsilanti and Washtenaw County* (Detroit: R. L. Polk & Co., 1908); *Sanborn Maps (1893)*; *Sanborn Maps (1899)*; *Sanborn Maps (1909)*; and *Sanborn Maps (1916)*.

273. "A Historic Corner: East Cross & North River," Ypsilanti Automotive Heritage Museum, n.d., <https://ypsiautoheritage.org/index.php/history-of-museum/>.

service station built circa 1950–1964, 202 North Washington, has also been converted into a café.

Resources are considered to be contributing under the theme of transportation if they were important components of the railroad, streetcar, or highway transportation networks, or were connected to the automotive industry and maintenance infrastructure.

Area of Significance: The Second World War and Post-War Social History (Criterion A)

The demographic growth Ypsilanti experienced during World War II and the following decades caused many changes to the city’s residential and commercial buildings. That growth was the primary reason for the large increase of conversions of single-family houses into multi-family dwellings, as well as some new residential construction, during and immediately after the war. Over fifty single-family residences in the Survey Area were converted into multi-family apartments between 1939 and 1950.²⁷⁴ Most dramatically, the houses at 206 and 213 North Washington Street were remodeled with added floors and expansive three-story additions. There was some new residential construction, namely in the form of Minimal Traditional houses (e.g., 123 East Forest Avenue and both 426 and 428 North Hamilton Street). Outbuildings could be converted, as in the case of the large carriage house at 112 Woodward Street, or newly built to house more people as well, such as the small, two-unit residential building at 314–316 Ninde Street (see figure 56). New constructions, however, were few due to the number of existing buildings in the district.

Institutions in Ypsilanti also gained new members. Within the Ypsilanti Historic District, churches had an influx of new congregants after the war. The Forest Avenue Baptist Church (218 East Forest Street) was built between 1939 and 1950, and several expanded with additions to their main church buildings to house classrooms and other activities. The Parish House at St. Luke’s Episcopal Church (120 North Huron Street), for instance,



Figure 56: This two-flat apartment at 314–316 Ninde Street was built behind the house at 315 North River Street between 1939 and 1950.

²⁷⁴. Sanborn maps mark single-family dwellings as “D” and multi-family dwellings as “F” or “Apts”; cf. *Sanborn Maps (1939)*; and *Sanborn Maps (1950)*. Houses converted include 111, 126, 219, 310, 425, 429, 506, 509, and 525 North Adams Street, 11 South Adams Street, 109 Catherine Street, 113 East Cross Street, 315 West Cross Street, 109 and 212 Ferris Street, 213 West Forest Avenue, 101, 112, 119, 201, 213, 220, and 508 North Hamilton Street, 416, 421, and 422 North Huron Street, 104, 202, 206, 309, 311, and 320 South Huron Street, 108 Maple Street, 302 Oak Street, 223, 228, 232, 422, 513, 600, 615, and 627 North River Street, 206, 211, 217, and 301 North Washington Street, 100, 106, 118, and 313 South Washington Street, and 103 Washtenaw Avenue.

was built c. 1955–1957 and housed classrooms, a kitchen, and a theater.²⁷⁵ The Emmanuel Lutheran Church (201 North River Street) had a large northern addition with offices and classrooms built in 1957.²⁷⁶ And the First United Methodist Church (209 Washtenaw Avenue) constructed its Educational Building circa 1957–1958.²⁷⁷

Ypsilanti thrived economically in the 1950s and 1960s, even as its retail sector simultaneously competed with suburban shopping malls and other automobile-oriented development outside of the city.²⁷⁸ In terms of architectural resources, that atmosphere of prosperity and competition often meant the remodeling or, to a lesser extent, new construction and the demolition of older buildings. Generally, new buildings from this era are found on the periphery of Ypsilanti's business districts since larger buildings in downtown and Depot Town were still in good condition. This includes shops like 10 North Adams Street (built 1951), commercial buildings at 215 and 217 West Cross Street (built 1958 and 1960, respectively), and office buildings at 105 Pearl Street (1963) and 101 South Huron Street (1967). The large Gilbert Residence building, a retirement community, was built in 1959 at 203 South Huron Street (though its northern addition dates to 2013). In many cases, however, large-scale development plans that involved the demolition of older buildings was met with resistance and not carried out (as discussed above regarding Ypsilanti's historic preservation history).²⁷⁹

In the 1950s and 1960s, remodeling older buildings was more common than demolishing them. This was most visible downtown, where applied facades, often with glass, enameled steel, and perforated metal panels, were erected to cover the original facades of the nineteenth-century, mostly Italianate, commercial buildings.²⁸⁰ These were added partly to give the buildings a sleek modern look, as the original architectural stylistic elements were seen as dated and undesirable. These alterations also served the practical purpose of attracting increasingly automobile-oriented traffic: by covering second- and third-story windows and creating a visually unbroken surface, large signs advertising the businesses in the buildings could be added. Buildings continued to be remodeled along these patterns into the 1960s, with one of the last being 1 South Huron Street in 1966 or 1967.²⁸¹

In the later twentieth century, the perception of these false facades changed. They were seen instead as being contrary to the original character of the nineteenth-century buildings, and were associated with the 1970s and the decline in downtown businesses during that decade and the following years.²⁸² Beginning in 1983, these false front grilles and panel facades began to be

275. St. Luke's Episcopal Church, "History of St. Luke's," n.d., <https://stlukesypsi.org/history/>; and *Sanborn Maps (1964)*; St. Luke's history gives 1955 as the build date, while Sanborn maps give 1957.

276. Edith E. Lidke, "History of Emmanuel," [1980–1989?], <https://www.emmanuelypsi.org/history>.

277. *Sanborn Maps (1964)*.

278. Thackery, "Downtown Ypsilanti Since the 1950s," 207.

279. Bill Nickels, "Preserving the Past: The Ypsilanti Historical Society," in McCurdy et al., *Ypsilanti Histories*, 188–89.

280. Thackery, "Downtown Ypsilanti Since the 1950s," 207.

281. City of Ypsilanti, "Ypsilanti Downtown Walking Tour," n.d., <https://cityofypsilanti.com/DocumentCenter/View/2619/Historic-Downtown-Walking-Tour>.

282. Mike Kabat, "The Transformation of Ypsilanti: A View from Downtown," in McCurdy et al., *Ypsilanti Histories*, 134.

removed, especially those on the second and third stories of downtown buildings.²⁸³ In the 1990s and early 2000s most applied facades were removed.²⁸⁴

Few examples of full-height front facades survive. Notable examples are the Terry Bakery building at 117–119 West Michigan Avenue (see figure 57) and its neighbor at 121 West Michigan Avenue, both originally built before 1888. 22 and 24 North Washington Street are clad in a metal grille.²⁸⁵ Other buildings have only first-floor facades that date to this period, such as 204 and 206 West Michigan Avenue (both part of the Union Block building built in 1879), 24 North Washington Street (built 1871), and 6 South Washington Street (built before 1888).



Figure 57: The Terry Bakery (117–119 West Michigan Avenue) is one of only a handful of full-height, mid-twentieth-century, applied facades that remain in the district.

Resources are considered to be contributing under the theme of the Second World War and Post-War Social History if their construction indicates the new styles and forms of the period (e.g., Minimal Traditional), or if they were considerably modified in a way that reflects economic and population growth of the area (e.g., aluminum siding added to older residential buildings, or nonresidential buildings being converted to apartments). In most cases, however, further intensive-level research will be required to identify resources significant under this theme, as the dates of these alterations and their rationale are not generally apparent. The few remaining applied facades on Michigan Avenue are also significant under this theme, reflecting the growth and prosperity of the city's downtown during that era.

Area of Significance: Government (Criterion A)

The Survey Area includes several government buildings, including three that served as Ypsilanti's city hall. The first is located at 6 West Cross Street, constructed circa 1858–1859 (see figure 22). Its location was chosen so that it was situated between the older downtown Ypsilanti on the west side of the Huron River and Depot Town on the east side due to the tensions between

283. Susan Oppat, "Durant Flowers Sprouts New Contemporary Facade," *Ann Arbor News*, June 12, 1983.

284. City of Ypsilanti, "Ypsilanti Downtown Walking Tour."

285. Although clad similarly, the buildings at 22 and 24 North Washington are separate, with 18–22 North Washington Street being one building.

them (as discussed above).²⁸⁶ It served as city hall from the city's incorporation to 1914, and housed the city's jail in its basement. The jail continued to be located there until 1918 when the building was used as a contagious disease hospital.²⁸⁷ The building, first rented by the city then sold in 1936, was later a series of businesses including a welding shop and poultry market. The first city hall is a one-story Italianate building that exemplifies Ypsilanti's early growth from a small settlement into a city, as well as the struggles that came along with that expansion.

The second city hall, at 300 North Huron Street, is a much grander building: a two-and-a-half-stories tall Second Empire house with lavish ornamentation (see figure 17). Built circa 1860, it was the home of Daniel L. Quirk, a prominent businessman and industrialist who founded the Peninsular Paper Company, the First National Bank, and the Ypsilanti Woolen Manufacturing Company (among other enterprises).²⁸⁸ After his death, Quirk's heirs donated the house to the city in 1914. It remained Ypsilanti's city hall until 1977.²⁸⁹ After the city ceased using the building it was converted into office space for various professional organizations.

The house-turned-city-hall at 300 North Huron Street is not just significant as a notable example of Second Empire architecture,²⁹⁰ but also indicative of the Ypsilanti's nineteenth- and early-twentieth-century history. The city grew rapidly in the nineteenth century partially due to industrial and commercial organizations like those in which Quirk was involved, and many of the largest and most sumptuous buildings in Ypsilanti housed the founders, owners, and officers of those businesses. Yet it is also emblematic of Ypsilanti's early-twentieth-century history, when these houses were beginning to age: the heirs of those past industrialists and new owners of the properties grappled with the maintenance of the large and ornate buildings.

The third city hall is located at 1 South Huron Street (see figures 58 and 59). Originally built as the Ypsilanti Savings Bank circa 1887,²⁹¹ in the early twentieth century it simultaneously served other organizations, with the third floor used by the Knight of Pythias as a lodge hall.²⁹² A 1947 fire severely



Figure 58: Ypsilanti City Hall (1 South Huron Street) in the winter of 2025.

286. Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 6–7.

287. City of Ypsilanti, "Ypsilanti West Cross Walking Tour," n.d., <https://cityofypsilanti.com/DocumentCenter/View/2620/Historic-West-Cross-Walking-Tour>.

288. Beakes, *Past and Present of Washtenaw County*, 50–56.

289. City of Ypsilanti, "Ypsilanti Historic Walking Tour," n.d., <https://cityofypsilanti.com/326/Historic-Walking-Tour>.

290. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 8.

291. Colburn, *The Story of Ypsilanti*, 225.

292. *Sanborn Maps (1888)*; and *Sanborn Maps (1909)*.

damaged the building, leading to the reconfiguration of its roof and upper story. Between 1966 and 1967 the building's first floor along West Michigan Avenue (north) and South Huron Street (west) was clad in marble and the upper stories were covered with an aluminum screen.²⁹³ The building became Ypsilanti's city hall in 1977, a purpose which it still serves at the time of this survey.



Figure 59: Left, the Ypsilanti Savings Bank (future city hall) in the late nineteenth century, showing its original roof; right, the building between 1992 and 1994 with its mid-twentieth-century applied facade (Ypsilanti Heritage Foundation).

This third city hall exemplifies several phases in Ypsilanti's architectural, social, and governmental history. Originally constructed as the city grew to fulfill financial needs, its nineteenth-century facade was covered in the mid-twentieth century as the city tried to adapt to new automobile-based consumer culture and governmental policies that favored suburban growth over older city centers. The bank building at 1 South Huron Street was just one of numerous buildings in downtown Ypsilanti that were clad in metal panels and grilles, partially to emphasize their commercial signage and partially to impart an air of modernity to buildings constructed in the nineteenth century (see the section on The Second World War and Post-War Social History, above). In 1994 the 1960s cladding was removed and the building was restored (minus the upper portions that had been lost in the fire),²⁹⁴ an example of revitalization efforts that attempted to draw people back into the downtown area by pushing for the restoration of buildings as they were originally built.

That these three city halls are all extant in the district demonstrates Ypsilanti's ability to preserve and repurpose older buildings. Government buildings like city halls are often simply razed and replaced with a new one when a municipality grows. As new municipal needs arose and older buildings ceased to serve the city's needs, the buildings were adapted to meet them.

Another house later repurposed for government use is at 206 North Huron Street. Built c. 1860 for Delos Showerman, a haberdasher, it was later owned by Daniel T. Quirk Jr. (the son of Daniel L. Quirk), who served as mayor of Ypsilanti and established the Ypsilanti Opera House (in the Survey Area at 222–226 West Michigan Avenue).²⁹⁵ The city owned the house from 1961 to

293. City of Ypsilanti, "Ypsilanti Downtown Walking Tour."

294. *Ibid.*

295. Ypsilanti Heritage Foundation, "38th Annual Historic Home Tour," 2015.

1978, and it was used as offices for the city attorney and the courthouse of the Fourteenth Circuit Court.

Like 206 and 300 North Huron Street, the house at 130 North Huron Street was repurposed and served municipal purposes as a library (see figure 15). Built circa 1858 by Edwin Mills, a local merchant, it was purchased in 1875 by Mary Ann Starkweather.²⁹⁶ Starkweather was a philanthropist who helped fund important buildings and organizations around Ypsilanti (including Starkweather Hall on Eastern Michigan University’s campus, which is listed in the National Register of Historic Places). She donated it in 1890 to the Ladies’ Library Association, founded in 1868.²⁹⁷ That same year the city took over the operating expenses for the library and services were made available for free. It was then used as a branch of the municipal library until 1964.²⁹⁸ The building is not only notable as an Italianate house retaining its detailing,²⁹⁹ but as another example of a private house repurposed for municipal uses.



Figure 60: The Neoclassical Ypsilanti Public Library (229 West Michigan Avenue), originally built circa 1915 as a post office.

The Ypsilanti District Library was relocated to 229 West Michigan Avenue, also within the Survey Area (see figure 60). This building was constructed around 1915 as a post office.³⁰⁰ Vacated in 1962, the district library moved to the building soon after. One of the few Neoclassical buildings in the Survey Area, it is notable as one of two used as post offices in the area and for its repurposing from a Federal post office to a municipal use. The second post office

296. Christensen, “Ypsilanti Historic District (New Form).”

297. Tobias, Baker, and Fairfield, *The History of Ypsilanti*, 14.

298. City of Ypsilanti, “Ypsilanti Historic Walking Tour.”

299. Christensen, “Ypsilanti Historic District (New Form),” sec. 8, p. 8.

300. While most sources give 1915 as the construction date, the Ypsilanti Historic District National Register nomination gives 1917, and Sanborn maps from 1916 note that information on the building is “from plans,” indicating that it might not have been completed then; see *ibid.*, sec. 7, p. 2; City of Ypsilanti, “Ypsilanti Downtown Walking Tour”; and *Sanborn Maps (1916)*.

building is at 108 South Adams Street. Constructed in 1962, the Thousand Series building is one of the few in the district built in the International Style (see figure 46).

Two buildings in the Survey Area were likely constructed to house public services, namely the fire station at 110 West Cross Street and the narrow 56 North Huron Street. The fire station was constructed in 1898 after the Ypsilanti City Council decided to consolidate the city's fire department. It was designed by E. P. Rorison, an architect from Ypsilanti, and built by Henry Carey & Co. of Detroit. In 1975 the city built a new fire station and the building was sold to Thomas Conway, who ran a plumbing business from the second floor and had a collection of vehicles on view to the public as a museum. In 1999 Howard and Norma and Howard Weaver bought the station and turned it into a more formal museum; in 2002 the large western expansion was constructed. Like many other buildings in the Survey Area, the building was therefore repurposed, and in this case in a way that was connected to its past use as a municipal fire station.

The final municipal building, 56 North Huron Street, is a narrow two-story building now used as a store. Built circa 1925, it is first seen on Sanborn maps in 1927 as public restroom.³⁰¹ It was then converted to a police station between 1927 and 1939.³⁰² It is one of two buildings in the Survey Area that served law enforcement purposes, the other being the first city hall at 6 West Cross Street, which was simultaneously used as the city's jail.

Resources are recommended under contributing under this theme if they were built and used for governmental purposes and retain integrity.

Area of Significance: African American Heritage (Criterion A)

Several buildings in the Survey Area are associated with African American history, including the Underground Railroad. The involvement of individuals like George McCoy in the network is discussed above, but residents of the Survey Area also participated. McCoy's son Elijah went on to study engineering in Scotland and became a well known inventor of an automatic lubricator used for oiling steam engines. Elijah McCoy's education in Scotland was helped by the McAndrew family.³⁰³ William and Helen McAndrew immigrated from Scotland and eventually settled in Ypsilanti at 109 South Huron Street, an Octagon house built by William (in the Survey Area but no longer extant; the house at that address at the time of this survey was moved from 214 North Adams Street).³⁰⁴ They helped hide freedom seekers in barns around the area and William drove them in wagons to Trenton, where they then proceeded to Canada.

Freedom seekers were also helped by residents of Ypsilanti's east side. Some were aided by Mark Norris, noted above, who lived at 213–215 North River Street (see figure 53, though further research would be needed to determine if people were harbored at his house).³⁰⁵ Andrew

301. *Sanborn Maps (1927)*. It is therefore possible it was built for another intended purpose then converted shortly thereafter.

302. *Sanborn Maps (1939)*.

303. Mull, *Underground Railroad*, 173; n.b., this passage notes the Andrews family, but this is an error and refers to the McAndrews.

304. *Ibid.*, 136–38.

305. Colburn, *The Story of Ypsilanti*, 147; and Resource Design Group, "1983 Ypsilanti Survey," 52.

Leonard Chase was another individual who aided the Underground Railroad Network.³⁰⁶ A White man from New York, he lived in Ypsilanti from 1841 until the 1850s, and lived with several Black individuals. He was publicly an abolitionist and known to help freedom seekers. Chase's house was between East Cross and Maple (formerly Mill) Street; its exact location and if it still stands, however, is not known and would require further research.³⁰⁷ It is possible that he also harbored people in the building at 29 East Cross Street.³⁰⁸ Eurotas and Maria White Morton, who helped provide food for those staying with Chase, lived nearby on North River Street.³⁰⁹ Tunnels beneath Depot Town, constructed around 1837 to aid in the drainage of the railroad, may have been used as hiding places,³¹⁰ although firm evidence for this is lacking.³¹¹

African Americans owned a variety of businesses in the Survey Area, especially downtown. Buildings with known businesses include 14–16 West Michigan Avenue, built circa 1870. A saloon and billiards hall were located there in the late 1800s.³¹² By 1910 the saloon and billiards hall was run by Andrew Campbell, an African American.³¹³ Nearby at 100 West Michigan Avenue (constructed circa 1850–1860), Sanford Wells had a barber shop in the building's basement in 1873.³¹⁴ Another barber, Robert Dehazen, had a shop in the Follett House (17–25 East Cross Street) in Depot Town before moving it downtown to Hewitt Hall, located at 126–130 West Michigan Avenue by 1873. John H. Dickerson, a doctor originally from Baltimore, lived and had a clinic at 309–311 North Washington Street by 1915, though that building is no longer extant.³¹⁵



Figure 61: The Huron Club was located at 8 South Huron Street in the early twentieth century.

306. Mull, *Underground Railroad*, 61 and 136.

307. *Ibid.*, 136.

308. Ypsilanti Heritage Foundation, “22nd Annual Historic Home Tour,” 1999.

309. Mull, *Underground Railroad*, 136; the Morton house, located at 214 North River Street, is no longer extant (the house now at that address was later moved there).

310. *Ibid.*, 61.

311. James Mann, “Our Mysterious Tunnels: Again!,” *Ypsilanti Gleanings*, Winter 2012, 26.

312. *Sanborn Maps (1899)*.

313. Matthew Siegfried, “Interactive Map of 1873 African American Ypsilanti,” South Adams Street @ 1900, 2013–2018, <https://southadamstreet1900.wordpress.com/interactive-map-of-1873-african-american-ypsilanti/>; see also *Sanborn Maps (1909)*; and *Sanborn Maps (1916)*.

314. Siegfried, “Map of 1873 African American Ypsilanti.”

315. At the time he was the only African American physician in the city; see Francis H. Warren, *Michigan Manual of Freedmen's Progress* (Detroit: Secretary of Freedmen's Progress Commission, 1915), 53; and *Polk's Directory of Ann Arbor, Ypsilanti and Washtenaw County* (Detroit: R. L. Polk & Co., 1920).

Social spaces, not just businesses, were also located downtown and in the southern part of the Survey Area. Hewitt Hall, also the location of Dehazen's barber shop, was an auditorium constructed circa 1853–1854 that hosted community events by African Americans. Notably, Frederick Douglass, the African American abolitionist, spoke there in 1866.³¹⁶ A private African American club, the Huron Club, was housed at 8 South Huron Street in 1910 (see figure 61).³¹⁷ The residence at 319 South Washington Street, built in 1918, was home to the Palm Leaf Club, one of Michigan's oldest women's African American civic organizations, likely in the late twentieth century.³¹⁸

A large African American neighborhood in the city is the South Side, south of the Survey Area and therefore outside the bounds of this study.³¹⁹ Many businesses in the early and mid-twentieth century were located along Harriet Street, though many were demolished by the 1960s.³²⁰ Two notable buildings, the First Ward School (built as a one-room schoolhouse for African American students in 1864³²¹) at 407 South Adams Street and the Brown African Methodist Episcopal Church at 401 South Adams Street (cornerstone laid in 1901, completed in 1904³²²) are located in the local Ypsilanti Historic District, but in a non-contiguous portion and therefore outside of the Survey Area.

Resources are considered to be contributing under the theme of Ethnic Heritage, Black, if they were associated with the Underground Railroad, the location of a Black-owned business, social club or organization, or the home of a notable African American resident.

316. City of Ypsilanti, "Ypsilanti Downtown Walking Tour."

317. Siegfried, "Map of 1873 African American Ypsilanti."

318. Valerie Eaglin, "The Power of Sisterhood: The Palm Leaf Club," in McCurdy et al., *Ypsilanti Histories*, 151–56; the date the club moved to the house is unclear, and at the time of this survey it appeared to be a private residence once again.

319. Matthew Siegfried, *South Adams Street @ 1900, 2013–2018*, <https://southadamstreet1900.wordpress.com/>.

320. James Mann, "Beginnings: Ypsilanti, 1823 to 1973," in McCurdy et al., *Ypsilanti Histories*, 16.

321. Avellan, "Ypsilanti's First Ward All-Black School."

322. Matthew Siegfried, "Brown African Methodist Episcopal Church," *South Adams Street @ 1900, 2013–2018*, <https://southadamstreet1900.wordpress.com/brown-african-methodist-episcopal-church/>.

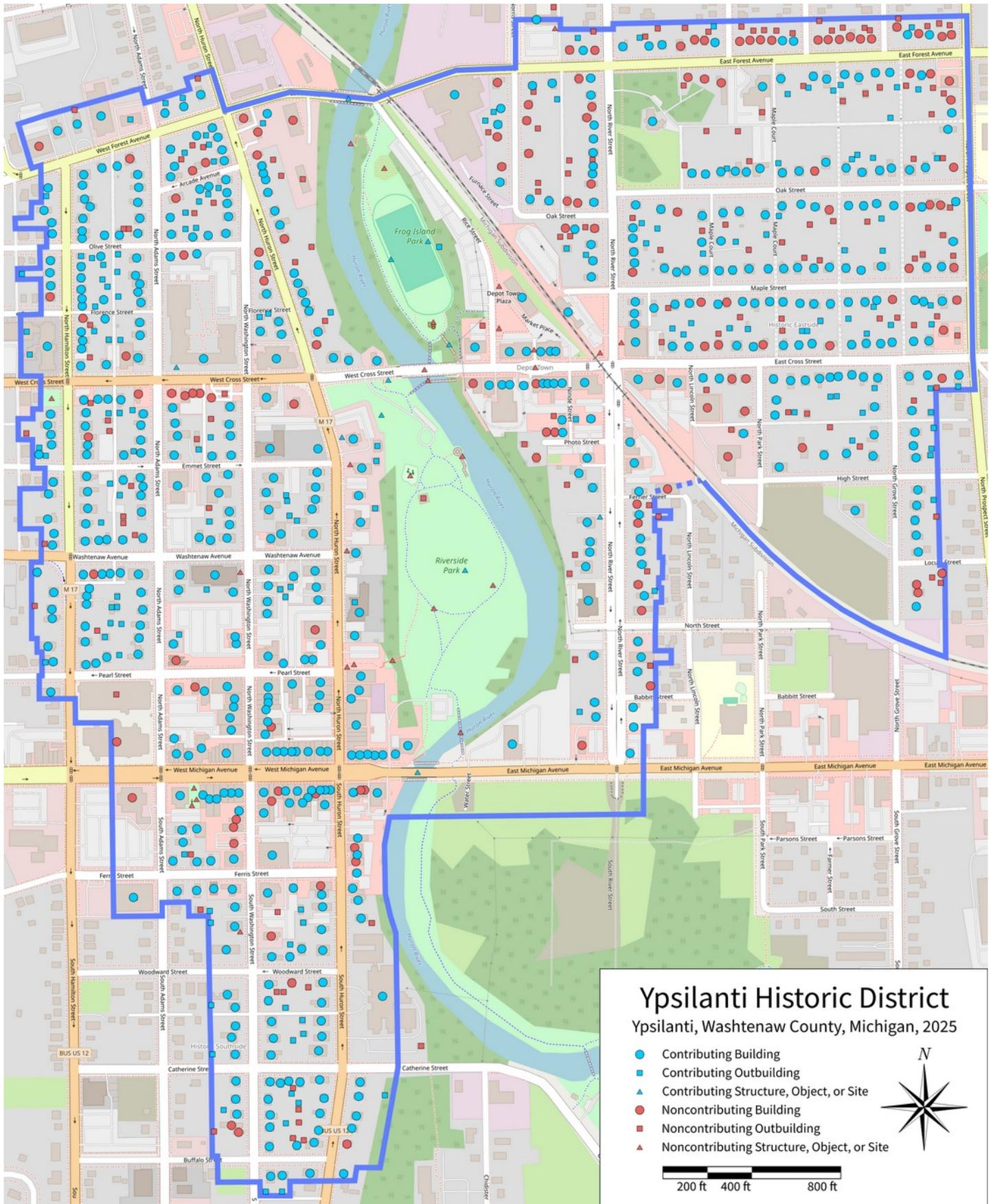


Figure 62: A map of recommended contributing and noncontributing resources in the Ypsilanti Historic District (map data from OpenStreetMap).

Section III: Planning Needs and Recommendations

Based on the themes, areas of significance, and resources identified in this survey, this report recommends that the boundaries, period of significance, and list of contributing and noncontributing resources for the Ypsilanti Historic District be amended. Ideally, these changes would be codified in an amendment to historic district ordinance, a process that would require the establishment of a study committee and holding a public hearing to satisfy the requirements of the Michigan Local Historic Districts Act. This process would also provide an opportunity to reclassify the non-contiguous portions of the Ypsilanti Historic District as their own, separate, historic districts.

We also recommend areas for further research, including adjacent areas for survey, and individual resources for National Register nomination.

Recommendations

Recommendation No. 1: Clarify Boundaries

The boundaries of the Ypsilanti Historic District are described in the city's Code of Ordinances (sec. 54-33). While the boundaries of the main, contiguous portion of this district (namely the Survey Area) are generally understood, the precise limits are unclear due to two main issues.

The first is that the boundaries are defined by streets, and in much of the district properties on both sides of those streets are included: "where the phrase 'properties on both sides of' a street or line is used it shall include lands and premises outside of the area bounded by the foregoing description which shall be adjacent to and within 200 feet of the street or line described." This language is ambiguous and therefore open to multiple interpretations. We recommend that the precise boundaries of the district be delineated using legal descriptions of property.

The second issue is an apparent error in one segment of the boundary. The code notes the "from the intersection of Grove Street and the railroad tracks the boundary extends northwest along the railroad tracks to High Street; thence the boundary moves due west to the intersection of Ferrier and River Streets". High Street, however, does not currently intersect with the railroad tracks, and the intersection of Ferrier Street and North River Street is not due west. This discrepancy means that it is unclear if the property at 310 North Lincoln Street is within the district or not. We recommend that the status of this property be clarified.

Recommendation No. 2: Expand Period of Significance

The *Report of the Historic District Study Committee* (1972), upon which the Ypsilanti Historic District was initially based, does not provide a period of significance. The 1989 National Register documentation provides a period of significance of 1830 to 1938. This report recommends an expanded period of significance from 1830 to 1969 to reflect the changes to older buildings and noteworthy Modern buildings constructed during the Second World War and

Ypsilanti's post-war period of growth. The end date excludes buildings from the 1970s of markedly different character (e.g., 301 West Michigan Avenue). More importantly, however, the end of this period marks the beginning, in the 1970s, of new ways of utilizing and understanding the value of the city's older stock of buildings: efforts to demolish older buildings as part of a vehicle-centric modernization and suburbanization effort clashed with newfound historic preservation efforts to instead restore Ypsilanti's nineteenth-century buildings.

Recommendation No. 3: Update the List of Contributing and Noncontributing Resources

To date, no definitive list of contributing and noncontributing resources has been established for the district. Although the Historic District Commission has review authority over all resources in a historic district whether they are contributing or noncontributing,³²³ an established list would assist the Historic District Commission with reviewing the appropriateness of proposed work within the district, facilitate consistency in Historic District Commission reviews, and provide greater predictability for property owners. Further, a list would enable owners and prospective owners to determine, in advance, which properties qualify for the State Historic Tax Credit program, for which contributing status is a requirement.³²⁴

This report provides a recommended list 567 contributing and 168 noncontributing properties, shown in the table in Section IV: Data and Identification Forms, below. (For a map, see figure 62.) A total number of 1,057 resources are included within the district, with 723 contributing and 334 noncontributing.

Recommendation No. 4: Amend Boundaries to Reflect Present Conditions

The boundaries of the Ypsilanti Historic District, established in their present form in 1978, may warrant updating. Some resources, not previously recognized as historic, are now likely to be understood as significant and may be included in the district. Conversely, other resources along the periphery of the district have since been lost due to demolition or greatly altered.

Boundary Increases

A potential area for possible expansion would be the Southern Addition to the National Register of Historic Places district (see figure 4), namely the buildings along South Adams Street from the current boundary of Ferris Street to just south of the alley running east-west between Woodward and Buffalo Streets, and the portion of Woodward Street between South Adams and South Washington Streets. This would encompass several houses that would likely be contributing to the district, including a foursquare at 116 South Adams Street, the Craftsman bungalow at 204 South Adams Street, a Queen Anne house at 211 Woodward Street, and the Dutch Colonial Revival house at 217 Woodward Street.

A few houses along North Street, north of East Michigan Avenue and just east of the boundary on the eastern side of the district, might also be included. This would include the Craftsman

323. Frank J. Kelley, (Michigan) Attorney General Opinion 5936, July 24, 1981.

324. See <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/state-historic-tax-credit-program/> for eligibility and application requirements.

house at 109 North Street and the Queen Anne at 110 North Street, both of which would likely contribute to the district.

Boundary Reductions

There are several properties included just within the district's boundaries that contained historic resources that have been demolished since the creation of the district. The demolition of resources (and in some cases new construction) has occurred west of North Adams Street between Pearl and Ferris Streets (namely 300 and 301 West Michigan Avenue) and along the south side of East Michigan Avenue (now the large vacant parcel at 4 Water Street). At the time of this survey the Dorsey Estates, a new residential subdivision on land that was formerly part of the John Gilbert Jr. House's estate (227 North Grove Street), is being constructed. In each of these cases, we recommend that these properties be removed from the district, as they contain either vacant land or newer construction.

There are also two border areas where the integrity of resources has been diminished since the creation of the Ypsilanti Historic District. The 300 block along the north side of East Forest Avenue consists entirely of resources that are recommended as noncontributing due to alterations. As such, we suggest that the buildings be excluded from the district.³²⁵ (While other portions of the north side of East Forest Avenue have a higher percentage of noncontributing buildings in comparison to the district as a whole, those blocks all contain contributing resources.) Finally, we also recommend removing 404 West Forest Avenue, a large apartment building that, though built in 1969 and therefore within the district's period of significance, has been altered and is not recommended as contributing.

Recommendation No. 5: Reclassify Non-Contiguous Portions of the Ypsilanti Historic District

The Becker–Stachlewitz House, Brown Chapel AME, First Ward School, Starkweather House, and Ypsilanti Water Tower (all excluded from the Survey Area and thus not surveyed in this report) are presently included as non-contiguous portions of the Ypsilanti Historic District. We recommended that they be reclassified as separate historic districts as they likely express different themes and periods of significance than the Ypsilanti Historic District.

Recommendation No. 6: Conduct Intensive-Level Survey

A wealth of material related to the history of the resources within the Ypsilanti Historic District is available for further study. While the nature of a reconnaissance-level survey necessitated only a cursory investigation into the histories of various buildings and only a limited exploration into historical themes beyond architecture, in many cases far more information is likely to exist.

Little of the extensive documentation on specific buildings at the archives of the Ypsilanti Historical Society has been utilized in the preparation of this survey. This includes a collection

325. Namely 303, 305, 307, 309, 311, and 313 East Forest Avenue.

related to specific buildings and a large photographic database,³²⁶ as well as collections on other types of local history (e.g., African American, church, and business history). More in-depth research at other local archives, such as those at Eastern Michigan University, could also yield more information. During fieldwork for this project, numerous residents volunteered details about their homes and neighborhoods with the surveyors. The amount of knowledge that could be gleaned through oral interviews with residents is therefore likely to be vast.

All of these avenues of research would be explored with an intensive-level survey of the district, thereby identifying additional contributing resources that may have been overlooked.

Recommendation No. 7: Survey Additional Areas

The Ypsilanti Historic District abuts areas warranting further study. Excluded from the Survey Area were the discontinuous properties in the district, and this includes 401 and 407 South Adams Street, the Brown Chapel AME and the First Ward School, respectively. A caveat to the discussion of African American history within this report is that, due to the constraints of a reconnaissance-level survey, limitations in time and resources meant that a thorough research of sources that would provide information on the subject was not possible.³²⁷ There are therefore likely more resources within the contiguous portion of the district related to African American history than could not be discussed due to the nature of a reconnaissance-level survey. In addition, far more resources are likely to be found in city's South Side (south of the western portion of the Survey Area). Further study is recommended to determine the possibility of a separate historic district, one that perhaps includes the Brown Chapel AME and the First Ward School.

Further study of the large area of Ypsilanti west of the district is also recommended. Containing numerous historic homes in a wide array of architectural styles and appearing to demonstrate integrity, a starting point would be to investigate the resources within the boundaries of the Western Addition to the National Register of Historic Places district (see figure 4).

Finally, archaeological survey was not a part of this project. Reports from the nineteenth century describe finding "relics" and human remains on the west bank of the Huron River.³²⁸ As both erosion and construction activity have the potential to expose and compromise subsurface resources, further inquiry into this topic is warranted.

Recommendation No. 8: Nominate Resources to the National Register of Historic Places

This report recommends ten resources that are likely to be individually eligible for the National Register of Historic Places (see Additional Resources Likely to be Eligible, above). In addition to

326. The University of Michigan Library and Ypsilanti Historical Society, "Ypsilanti Historical Society Photo Archives," n.d., <https://quod.lib.umich.edu/y/yhsic1?page=index>.

327. For example, city directories in the nineteenth and early twentieth century often noted when an individual was African American, which would allow for an investigation into settlement patterns and demographics. Other sources, such as the 1915 *Michigan Manual of Freedmen's Progress*, describe notable African Americans and their residences could be corroborated with directories.

328. Colburn, *The Story of Ypsilanti*, 14; Resource Design Group, "1983 Ypsilanti Survey," 58; and M. Shott, *Preliminary Archaeological Survey of Riverside Park* (Ypsilanti: Community Development Department, 1980).

intangible benefits such as the enhanced public pride and awareness that may be associated with the National Register nomination process, listing these resources would make available the following incentives:

- The State Historic Preservation Tax Credit can be used by private property owners in three categories: owner-occupied residential projects, small commercial projects (under \$2 million), and large commercial projects (over \$2 million) for rehabilitation work. Eligibility information and application instructions can be found at <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/state-historic-tax-credit-program/>.
- As a Certified Local Government, Ypsilanti may participate in the Certified Local Government grant program operated by the State Historic Preservation Office (<https://www.miplace.org/historic-preservation/programs-and-services/certified-local-government-program/>).

Conclusion

The Ypsilanti Historic District has a remarkable array of historic resources. It retains a multitude residential, commercial, and even industrial buildings from the nineteenth century, a concentration of resources seen in few cities of its size in Michigan.³²⁹ This includes both outstanding properties in styles that the district has numerous examples of, such as Greek Revival and Italianate, and buildings of styles that are found much more rarely, such as commercial Gothic Revival. These resources reflect Ypsilanti's early development from a small village to a thriving city located at the intersection of the Huron River and the Detroit-Chicago Road, then the railroad and the expansion associated with it. The city's growth in the early and mid-twentieth century, partially due to the automotive industry, is also visible in buildings that were constructed or modified in contemporary styles.

Ypsilanti's historic resources also reveal the city's collective ability to preserve its past and to find new uses for older buildings. This is most clearly demonstrated by the changes to the district seen since the 1980s, when the last survey was completed and the updated National Register of Historic Places Registration Form was written. The National Register form even notes, in its list of noncontributing resources, that many buildings could be reclassified as contributing if they were restored.³³⁰ Since then, numerous houses and, perhaps most visibly, large commercial buildings in the downtown area, have indeed been restored or rehabilitated in a historically appropriate manner. After over forty years, irreparable changes such as the loss of resources could easily have been the most salient change to the district. Instead, the most striking feature of this survey is the continued maintenance of historic properties and their rehabilitation.

329. Christensen, "Ypsilanti Historic District (New Form)," sec. 8, p. 3.

330. *Ibid.*, sec. 7, p. 19.

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Section IV: Data and Identification Forms

Index List of Surveyed Properties

Street Address	Historic Name	Common Name	Eligibility
10 North Adams			Contributing
16 North Adams - Parking lot			Not eligible
20 North Adams	Service Station/Trojan Laundry and Dry Cleaners	Trojan Dry Cleaners	Contributing
103 North Adams	Millington House	Millington House	Contributing
105 North Adams			Contributing
106 North Adams		The Harmony Collective	Contributing
111 North Adams			Contributing
115 North Adams			Contributing
119 North Adams			Contributing
120 North Adams			Contributing
123 North Adams	First Church of Christ, Scientist	Ekklesia Fellowship Ministries	Contributing
126 North Adams			Contributing
207 North Adams			Contributing
211 North Adams			Contributing
213 North Adams			Contributing
215 North Adams			Contributing
North Adams - Parking lot			Not eligible
218 North Adams	First Congregational Church	Ypsi Performance Space	Contributing
219 North Adams			Contributing
301 North Adams			Contributing
302 North Adams			Contributing
306 North Adams			Contributing
307 North Adams			Contributing
309 North Adams			Contributing
310 North Adams			Contributing
314 North Adams			Contributing
315 North Adams			Contributing
320 North Adams			Noncontributing
409 North Adams			Contributing
411 North Adams			Contributing
417 North Adams			Contributing
421 North Adams			Contributing
423 North Adams			Contributing
425 North Adams			Contributing

429 North Adams			Contributing
430 North Adams			Contributing
501 North Adams			Contributing
502 North Adams			Contributing
503 North Adams			Contributing
506 North Adams			Contributing
509 North Adams			Contributing
513 North Adams			Contributing
516 North Adams			Contributing
517 North Adams			Contributing
520 North Adams			Contributing
525 North Adams			Noncontributing
North Adams - Parking lot			Not eligible
9 South Adams		Robert C. Barnes Sr Marketplace Hall	Contributing
11 South Adams			Contributing
15 South Adams			Contributing
101 South Adams		Office of Dr. Lawrence Tyner	Contributing
108 South Adams			Contributing
109 South Adams			Contributing
206 Arcade			Noncontributing
207 Arcade			Contributing
209 Arcade			Contributing
210 Arcade			Noncontributing
211 Arcade			Noncontributing
105 Babbitt			Noncontributing
108 Buffalo			Contributing
109 Buffalo			Contributing
113 Buffalo			Contributing
109 Catherine			Contributing
111 Catherine			Contributing
115 Catherine			Contributing
4 East Cross			Noncontributing
9 East Cross			Contributing
12 East Cross			Contributing
17 East Cross	Follett House	Follett House	Contributing
20 East Cross			Contributing
22 East Cross			Contributing
24 East Cross			Contributing
27 East Cross			Contributing
East Cross - Alley			Not eligible
East Cross - Depot Town Clock		Depot Town Clock Tower	Noncontributing
32 East Cross			Noncontributing
33 East Cross			Contributing

34 East Cross			Contributing
East Cross Parking			Not eligible
36 East Cross			Contributing
37 East Cross			Contributing
38 East Cross			Contributing
39 East Cross			Contributing
40 East Cross			Contributing
46 East Cross	Masonic Block; Artrain Building	Masonic Block	Contributing
100 East Cross			Contributing
112 East Cross			Noncontributing
113 East Cross			Contributing
117 East Cross			Contributing
120 East Cross			Contributing
200 East Cross			Contributing
201 East Cross			Noncontributing
203 East Cross			Noncontributing
204 East Cross			Contributing
208 East Cross			Noncontributing
211 East Cross			Contributing
212 East Cross			Noncontributing
215 East Cross			Contributing
301 East Cross			Noncontributing
302 East Cross			Contributing
305 East Cross			Contributing
306 East Cross			Contributing
309 East Cross			Contributing
310 East Cross			Contributing
313 East Cross			Contributing
314 East Cross			Contributing
315 East Cross			Noncontributing
318 East Cross			Contributing
320 East Cross			Contributing
321 East Cross			Contributing
322 East Cross			Contributing
325 East Cross			Contributing
328 East Cross			Contributing
329 East Cross			Contributing
330 East Cross			Contributing
333 East Cross			Contributing
401 East Cross			Contributing
402 East Cross			Contributing
407 East Cross			Contributing
408 East Cross			Contributing
410 East Cross			Noncontributing
416 East Cross			Contributing
Cross Street - Bridge	Cross Street Bridge	Cross Street Bridge	Noncontributing

Tridge		Tridge	Noncontributing
14 West Cross			Contributing
6 West Cross	Ypsilanti City Hall		Contributing
105 West Cross			Not eligible
110 West Cross	Ypsilanti Fire Department Headquarters	Michigan Firehouse Museum	Contributing
207 West Cross			Noncontributing
210 West Cross	Ypsilanti High School	Cross Street Village	Contributing
215 West Cross			Noncontributing
217 West Cross			Noncontributing
301 West Cross			Noncontributing
302 West Cross			Contributing
306 West Cross			Noncontributing
309 West Cross			Contributing
311 West Cross			Contributing
312 West Cross			Contributing
315 West Cross			Contributing
317 West Cross			Contributing
318 West Cross			Contributing
407 West Cross Statue		Madonna Park	Not eligible
410 West Cross	Saint John the Baptist Catholic Church	Saint John the Baptist Catholic Church	Contributing
208 Emmet			Contributing
209 Emmet			Contributing
304 Emmet			Contributing
305 Emmet			Contributing
408 Emmet			Contributing
103 Ferris			Noncontributing
109 Ferris			Contributing
210 Ferris			Contributing
211 Ferris			Contributing
212 Ferris			Contributing
213 Ferris			Contributing
218 Ferris			Contributing
309 Florence			Contributing
310 Florence			Contributing
12 East Forest			Contributing
34 East Forest			Noncontributing
44 East Forest			Contributing
46 East Forest			Contributing
53 East Forest			Noncontributing
56 East Forest			Noncontributing
57 East Forest			Contributing
58 East Forest			Contributing
59 East Forest			Noncontributing
101 East Forest	Frederick John Swaine House	Frederick John Swaine House	Contributing

111 East Forest			Contributing
113 East Forest			Contributing
117 East Forest			Noncontributing
118 East Forest			Noncontributing
121 East Forest			Noncontributing
123 East Forest			Noncontributing
125 East Forest			Contributing
202 East Forest			Noncontributing
203 East Forest			Noncontributing
205 East Forest			Noncontributing
206 East Forest			Noncontributing
207 East Forest			Noncontributing
209 East Forest			Noncontributing
211 East Forest			Contributing
213 East Forest			Contributing
218 East Forest	Forest Avenue Baptist Church; Huron Valley Bible Fellowship		Contributing
303 East Forest			Noncontributing
304 East Forest			Contributing
305 East Forest			Noncontributing
307 East Forest			Noncontributing
309 East Forest			Noncontributing
310 East Forest			Noncontributing
311 East Forest			Noncontributing
313 East Forest			Noncontributing
314 East Forest			Contributing
316 East Forest			Contributing
322 East Forest			Contributing
326 East Forest			Contributing
330 East Forest			Contributing
334 East Forest			Contributing
401 East Forest	Joseph Peck House	Joseph Peck House	Noncontributing
402 East Forest			Noncontributing
403 East Forest			Contributing
405 East Forest			Noncontributing
406 East Forest			Contributing
407 East Forest			Contributing
408 East Forest			Noncontributing
409 East Forest			Noncontributing
411 East Forest			Noncontributing
Forest Avenue - Bridge	Forest Avenue Bridge	Forest Avenue Bridge	Contributing
5 West Forest			Noncontributing
15 West Forest			Contributing
202 West Forest			Contributing
206 West Forest			Contributing
207 West Forest			Contributing

213 West Forest			Contributing
214 West Forest			Contributing
300 West Forest	Central Elementary School; Kingston Center	Schoolpictures.com	Contributing
311 West Forest			Contributing
313 West Forest			Contributing
318 West Forest			Contributing
324 West Forest	John Jenness House	John Jenness House	Contributing/ eligible
404 West Forest		404 W Forest Ave Apartments	Noncontributing
407 West Forest			Contributing
Frog Island Park			Contributing
206 North Grove			Not eligible
208 North Grove			Contributing
212 North Grove			Noncontributing
214 North Grove			Noncontributing
216 North Grove			Contributing
220 North Grove			Contributing
224 North Grove			Contributing
227 North Grove	John Gilbert Jr. House	Gilbert Mansion	Contributing/ eligible
228 North Grove			Contributing
230 North Grove			Contributing
301 North Grove	Charles S. Woodward House	Charles S. Woodward House	Contributing
302 North Grove			Contributing
306 North Grove			Contributing
309 North Grove			Contributing
310 North Grove			Contributing
315 North Grove			Contributing
316 North Grove			Contributing
19 North Hamilton		Oz Cannabis/Muha Meds	Contributing
101 North Hamilton			Contributing
102 North Hamilton		Ozone House	Contributing
105 North Hamilton			Contributing
108 North Hamilton			Contributing
109 North Hamilton			Not eligible
110 North Hamilton			Contributing
112 North Hamilton			Contributing
113 North Hamilton			Contributing
115 North Hamilton			Contributing
116 North Hamilton			Contributing
119 North Hamilton			Contributing
120 North Hamilton			Contributing
201 North Hamilton			Contributing

205 North Hamilton			Contributing
207 North Hamilton	John W. Van Cleve House	John W. Van Cleve House	Contributing
208 North Hamilton			Contributing
212 North Hamilton			Contributing
213 North Hamilton			Contributing
215 North Hamilton			Contributing
216 North Hamilton			Contributing
220 North Hamilton			Contributing
302 North Hamilton			Contributing
303 North Hamilton			Contributing
304 North Hamilton			Contributing
305 North Hamilton			Contributing
306 North Hamilton			Noncontributing
307 North Hamilton			Contributing
309 North Hamilton			Contributing
310 North Hamilton			Contributing
314 North Hamilton			Contributing
406 North Hamilton			Contributing
408 North Hamilton			Contributing
410 North Hamilton			Contributing
414 North Hamilton			Noncontributing
417 North Hamilton			Noncontributing
418 North Hamilton			Contributing
420 North Hamilton			Contributing
422 North Hamilton			Contributing
423 North Hamilton			Contributing
426 North Hamilton			Contributing
427 North Hamilton			Contributing
428 North Hamilton			Contributing
431 North Hamilton			Contributing
501 North Hamilton			Contributing
502 North Hamilton			Contributing
504 North Hamilton			Contributing
505 North Hamilton			Contributing
507 North Hamilton			Contributing
508 North Hamilton			Contributing
510 North Hamilton			Contributing
512 North Hamilton			Contributing
516 North Hamilton			Contributing
520 North Hamilton			Contributing
313 High			Noncontributing
315 High			Contributing
321 High			Contributing
2 North Huron			Contributing
12 North Huron	Occidental Hotel and Mineral Bath House;		Contributing

	Ypsilanti Sanitarium Mineral Bath House		
North Huron - Parking lot			Not eligible
47 North Huron		The Corner Health Center	Contributing
55 North Huron		The Corner Health Center; McLain and Winters Attorneys and Counselors at Law	Contributing
56 North Huron			Contributing
64 North Huron	Edison Building	Riverside Off Center	Contributing
76 North Huron	Masonic Temple	Riverside Arts Center	Contributing
105 North Huron	Charles Worden House	Charles Worden House	Contributing
108 North Huron			Contributing
111 North Huron		Haab Health Building	Noncontributing
119 North Huron	Dr. John Watling Dental Office		Contributing
120 North Huron		St. Luke's Episcopal Church	Contributing
121 North Huron	Dr. John Watling House	Dr. John Watling House	Contributing
125 North Huron	Arden H. Ballard House	Arden H. Ballard House	Contributing/eligible
130 North Huron	Ladies' Library	Edwin Mills-Starkweather House	Contributing/eligible
201 North Huron			Contributing
206 North Huron		Showerman-Quirk House	Contributing
209 North Huron			Contributing
211 North Huron			Contributing
213 North Huron			Contributing
214 North Huron			Contributing
219 North Huron		Robert W. Hemphill House	Contributing
220 North Huron	Asa Dow House	Ypsilanti Historical Museum	Contributing
300 North Huron	Daniel L. Quirk Sr. House; Ypsilanti City Hall	Quirk House	Contributing/eligible
303 North Huron	Towner House	Towner House	Contributing
319 North Huron			Noncontributing
404 North Huron			Contributing
408 North Huron			Noncontributing
410 North Huron			Contributing
411 North Huron			Contributing
415 North Huron	Wilkinson-Lewis-Greene		Contributing

	House		
416 North Huron			Contributing
420 North Huron			Contributing
421 North Huron			Contributing
422 North Huron			Contributing
424 North Huron			Contributing
426 North Huron			Contributing
438 North Huron			Noncontributing
504 North Huron			Contributing
508 North Huron			Contributing
514 North Huron			Contributing
518 North Huron			Contributing
520 North Huron			Contributing
521 North Huron			Contributing
522 North Huron			Contributing
525 North Huron			Contributing
526 North Huron			Noncontributing
527 North Huron			Contributing
530 North Huron		Issa's Pizza	Noncontributing
533 North Huron			Contributing
534 North Huron		The Keg Party Store	Noncontributing
1 South Huron	Ypsilanti Savings Bank	Ypsilanti City Hall	Contributing
8 South Huron			Contributing
25 South Huron			Contributing
27 South Huron			Noncontributing
29 South Huron			Contributing
31 South Huron			Noncontributing
35 South Huron			Contributing
101 South Huron			Contributing
South Huron - Parking lot			Not eligible
103 South Huron	First Congregational Church parsonage; Parish House Inn		Contributing
104 South Huron			Contributing
106 South Huron			Contributing
109 South Huron			Contributing
114 South Huron	Josiah F. Sanders House	Josiah F. Sanders House	Contributing
118 South Huron	Moore-Cutcheon-Glover House		Contributing
202 South Huron	Jacob Larzelere House	Jacob Larzelere House	Contributing/eligible
203 South Huron		Gilbert Residence	Contributing
206 South Huron	Louis Childs House	Louis Childs House	Contributing
212 South Huron	Darwin C. Griffin House	Darwin C. Griffin House	Contributing
216 South Huron			Contributing

220 South Huron	Barnard-Newton House	The Newton of Ypsilanti	Contributing
301 South Huron			Contributing
302 South Huron			Contributing
305 South Huron			Contributing
306 South Huron			Contributing
309 South Huron			Contributing
310 South Huron			Contributing
311 South Huron			Contributing
314 South Huron			Contributing
317 South Huron			Noncontributing
320 South Huron			Contributing
321 South Huron			Not eligible
401 South Huron			Contributing
402 South Huron			Contributing
301 North Lincoln			Noncontributing
310 North Lincoln			Not eligible
316 North Lincoln			Noncontributing
410 Locust			Noncontributing
539 Maple Court			Contributing
542 Maple Court			Contributing
75 Maple			Not eligible
90 Maple	Passenger Depot; Passenger Station	Michigan Central Railroad Depot	Contributing
108 Maple			Contributing
109 Maple			Contributing
111 Maple			Contributing
115 Maple			Contributing
116 Maple			Contributing
118 Maple			Contributing
203 Maple			Contributing
204 Maple			Noncontributing
205 Maple			Contributing
206 Maple			Contributing
208 Maple			Noncontributing
211 Maple			Contributing
212 Maple			Contributing
213 Maple			Contributing
216 Maple			Contributing
301 Maple			Contributing
305 Maple			Contributing
306 Maple			Contributing
308 Maple			Contributing
309 Maple			Contributing
310 Maple			Contributing
313 Maple			Contributing
314 Maple			Contributing

317 Maple			Contributing
318 Maple			Contributing
322 Maple			Contributing
323 Maple	Maro M. Read House	Maro M. Read House	Contributing
325 Maple			Contributing
326 Maple			Contributing
329 Maple	Van Dusen House	Van Dusen House	Contributing
330 Maple			Contributing
404 Maple			Noncontributing
405 Maple			Noncontributing
406 Maple			Contributing
409 Maple			Contributing
410 Maple			Contributing
413 Maple			Contributing
414 Maple			Contributing
417 Maple			Noncontributing
418 Maple			Noncontributing
100 Market Place	Michigan Central Freighthouse	Ypsilanti Freighthouse	Contributing
400 Market Place - East Cross Parking			Noncontributing
15 East Michigan	Chapman & Son Pontiac- Cadillac	Fischer Honda	Contributing
37 East Michigan		Kentucky Fried Chicken	Noncontributing
101 East Michigan		Dairy Queen	Contributing
Michigan Avenue - Bridge		Michigan Avenue Bridge	Contributing/ eligible
Heritage Bridge		Heritage Bridge	Noncontributing
2 West Michigan			Contributing
6 West Michigan		Ann Arbor Professional Pharmacy	Contributing
7 West Michigan	O. A. Ainsworth and Co. Feed Mill and Grain Storage		Contributing
8 West Michigan			Contributing
12 West Michigan			Contributing
14 West Michigan	Haab Brothers Café, Haab's Restaurant		Contributing
15 West Michigan			Noncontributing
17 West Michigan			Noncontributing
18 West Michigan	Haab Brothers Café, Haab's Restaurant		Contributing
100 West Michigan	Worden Block		Contributing
101 West Michigan	C. King and Co.	C. King & Co. Café	Contributing
103 West Michigan			Contributing
104 West Michigan		Ypsilanti Visitor	Contributing

		Center	
105 West Michigan			Contributing
106 West Michigan			Contributing
107 West Michigan	Ypsilanti Fish Market; Campbell's Jewelry		Noncontributing
109 West Michigan	Campbell's Jewelry	Puffer Red's	Contributing
111 West Michigan	Preis Apparel; Pete's Place	Puffer Red's	Contributing
113 West Michigan	Owen's Bikes	Puffer Red's	Contributing
115 West Michigan	Schaefer Hardware; Durant's Flowers	Salt City Antiques and Collectibles	Contributing
116 West Michigan			Contributing
117 West Michigan	Star Bakery; Cadaret Grocery Store; Renton Bakery	Terry Bakery	Contributing
118 West Michigan			Contributing
120 West Michigan	Mellencamp's	Mellencamp Building	Contributing
121 West Michigan	Willoughby's Shoes	H&R Block	Contributing
123 West Michigan	Standard Federal Savings		Noncontributing
124 West Michigan			Contributing
128 West Michigan	W. B. Hewitt Block; Hewitt Hall		Contributing
133 West Michigan	First National Bank of Ypsilanti	Michigan Heritage Building	Contributing
133 West Michigan Suite 102		Michigan Avenue Tattoo & Piercing; Hope America	Noncontributing
200 West Michigan	Union Bock; Kresge Building	Union Block	Contributing
201 West Michigan	Tap Room	Tap Room	Contributing
205 West Michigan	Avon Restaurant; O'Brien's Pub	Tap Room Annex	Contributing
207 West Michigan		Bitter Truth	Contributing
211 West Michigan	Mack & Mack Furniture	Spark East Innovation Center	Contributing
214 West Michigan	Hawkins House Hotel; Washtenaw Hotel; Willow Run Hotel; Greystone Hotel	Hawkins Heritage House	Contributing
215 West Michigan	Mack & Mack Furniture	Spark East Innovation Center	Contributing
217 West Michigan	H. C. Howard Meats; H&R Block; Harmony Café; Bombadill's Neighborhood Coffee House	Bridge Community Café	Contributing
224 West Michigan	Ypsilanti Opera House; Wuerth Theater		Contributing
228 West Michigan			Contributing
229 West Michigan	Ypsilanti Post Office	Ypsilanti Public	Contributing

		Library, Michigan Branch	
300 West Michigan			Noncontributing
301 West Michigan			Noncontributing
315 Ninde			Contributing
609 Norris			Contributing
611 Norris			Noncontributing
612 Norris			Not eligible
615 Norris			Not eligible
616 Norris			Noncontributing
619 Norris			Noncontributing
620 Norris			Not eligible
621 Norris			Contributing
624 Norris			Noncontributing
625 Norris			Contributing
626 Norris			Noncontributing
720 Norris	Central Specialty Division of King Seeley Corporation	Arbor Brewing Company Corner Brewery	Contributing
1 Oak			Contributing
7 Oak			Contributing
11 Oak			Noncontributing
12 Oak			Noncontributing
14 Oak			Contributing
15 Oak			Noncontributing
192 Oak			Contributing
201 Oak			Contributing
204 Oak			Noncontributing
205 Oak			Contributing
206 Oak			Contributing
209 Oak			Contributing
210 Oak			Contributing
213 Oak			Contributing
214 Oak			Contributing
217 Oak			Contributing
219 Oak			Contributing
302 Oak			Contributing
305 Oak			Contributing
306 Oak			Contributing
309 Oak			Contributing
312 Oak			Contributing
314 Oak			Contributing
315 Oak			Noncontributing
317 Oak			Contributing
318 Oak			Noncontributing
323 Oak			Contributing
324 Oak			Contributing

328 Oak			Contributing
329 Oak			Contributing
331 Oak			Contributing
332 Oak			Contributing
333 Oak			Contributing
402 Oak			Contributing
405 Oak			Contributing
406 Oak			Noncontributing
409 Oak			Contributing
410 Oak			Contributing
412 Oak			Noncontributing
414 Oak			Noncontributing
417 Oak			Noncontributing
418 Oak			Contributing
206 Olive			Contributing
207 Olive			Contributing
208 Olive			Contributing
211 Olive			Noncontributing
310 Olive			Contributing
312 Olive			Contributing
313 Olive			Contributing
220 North Park			Not eligible
223 North Park			Not eligible
301 North Park			Noncontributing
302 North Park			Contributing
309 North Park			Contributing
310 North Park			Not eligible
314 North Park			Contributing
315 North Park			Noncontributing
North Park - Alley			Not eligible
318 North Park			Contributing
104 Pearl			Not eligible
105 Pearl			Contributing
108 Pearl			Contributing
110 Pearl	Grand Army of the Republic Building		Contributing
111 Pearl			Contributing
116 Pearl			Not eligible
120 Pearl			Contributing
124 Pearl	Huron Hotel	Centennial Plaza	Contributing
209 Pearl			Contributing
213 Pearl	Christ Temple Apostolic Holiness Church		Noncontributing
220 Pearl		Ypsilanti Transit Center	Noncontributing
Pearl - Parking lot			Not eligible
314 Pearl			Contributing

316 Pearl			Contributing
32 Photo			Noncontributing
35 Photo			Noncontributing
37 Photo			Noncontributing
41 Photo			Contributing
405 North Prospect			Noncontributing
511 North Prospect			Contributing
611 North Prospect			Contributing
613 North Prospect			Contributing
615 North Prospect			Noncontributing
617 North Prospect			Noncontributing
8 North River			Contributing
9 North River	Charles Ferrier House	Charles Ferrier House	Contributing
12 North River			Not eligible
14 North River	Railroad Passenger Station?		Contributing
15 North River			Contributing
101 North River			Not eligible
103 North River			Not eligible
106 North River			Contributing
109 North River			Contributing
110 North River		PEAC	Contributing
114 North River			Contributing
201 North River			Contributing
202 North River			Noncontributing
206 North River			Contributing
210 North River			Noncontributing
213 North River			Contributing
214 North River			Contributing
217 North River			Contributing
218 North River			Contributing
219 North River			Contributing
222 North River			Contributing
223 North River			Contributing
224 North River			Noncontributing
226 North River			Contributing
227 North River			Not eligible
228 North River			Noncontributing
229 North River			Contributing
232 North River			Contributing
301 North River			Contributing
306 North River	Ypsilanti Machine Works		Contributing
307 North River			Contributing
308 North River	Shaffer Iron Foundry	Ypsilanti Machine Works Building	Contributing
311 North River - Parking lot			Not eligible
315 North River		The Love Stand	Contributing

North River - Parking lot			Not eligible
400 North River	Norris Block	Thompson Block	Contributing
414 North River			Contributing
418 North River			Contributing
422 North River			Contributing
501 North River			Contributing
502 North River			Noncontributing
504 North River			Contributing
505 North River			Contributing
506 North River			Contributing
508 North River			Contributing
509 North River			Contributing
510 North River			Contributing
513 North River			Noncontributing
516 North River			Contributing
600 North River	Shelley Byron Hutchinson House	HighScope Educational Research Foundation; Shelley Byron Hutchinson Mansion	Contributing/eligible
601 North River			Contributing
605 North River			Noncontributing
607 North River			Contributing
611 North River			Contributing
615 North River			Contributing
617 North River			Contributing
621 North River			Contributing
623 North River			Noncontributing
627 North River			Noncontributing
629 North River			Contributing
631 North River			Not eligible
Riverside Park			Contributing
10 North Washington			Contributing
12 North Washington			Noncontributing
13 North Washington			Contributing
16 North Washington			Contributing
17 North Washington			Contributing
18 North Washington			Contributing
23 North Washington			Contributing
24 North Washington			Contributing
25 North Washington			Contributing
26 North Washington			Contributing
29 North Washington	Martha Washington Theater; Art 1&2 Theater		Contributing
32 North Washington	Unity Block; Phoenix Building		Contributing

121 North Washington			Contributing
127 North Washington			Contributing
148 North Washington			Contributing
160 North Washington			Contributing
169 North Washington			Contributing
172 North Washington			Contributing
184 North Washington	Phoenix Place Apartments		Contributing
201 North Washington			Contributing
202 North Washington			Contributing
203 North Washington			Contributing
206 North Washington			Contributing
207 North Washington			Contributing
211 North Washington		Washington Street Apartments	Contributing
216 North Washington			Contributing
217 North Washington			Contributing
218 North Washington	William M. Davis House	Ladies' Literary Club Building; Davis-Conklin-Grant House	Contributing/eligible
300 North Washington		First Presbyterian Church of Ypsilanti	Contributing/eligible
301 North Washington			Contributing
307 North Washington			Contributing
309 North Washington			Contributing
315 North Washington			Contributing
317 North Washington			Noncontributing
320 North Washington	Geer Funeral Home; Janowiak Funeral Home	Nie Family Funeral Home	Contributing
412 North Washington			Contributing
424 North Washington			Noncontributing
428 North Washington			Contributing
430 North Washington			Noncontributing
501 North Washington			Contributing
507 North Washington			Contributing
509 North Washington			Contributing
513 North Washington			Contributing
515 North Washington			Contributing
5 South Washington			Contributing
6 South Washington			Contributing
12 South Washington			Noncontributing
14 South Washington		The Thrift Shop	Noncontributing
15 South Washington	Smith Furniture Building	Robert F. Gillett Building	Contributing
16 South Washington		Ypsilanti Farmers Marketplace	Noncontributing
20 South Washington		The Beer Cooler Party Store	Contributing

100 South Washington	Dr. Thomas M. Towne House		Contributing
101 South Washington	Luke's Episcopal Church rectory	Stark Funeral Home	Contributing
106 South Washington			Contributing
112 South Washington	Dr. Parmenio Davis House	Dr. Parmenio Davis House	Contributing
113 South Washington			Noncontributing
118 South Washington	Glover House	Glover House	Contributing
119 South Washington			Contributing
201 South Washington			Contributing
205 South Washington			Contributing
206 South Washington			Contributing
210 South Washington			Contributing
211 South Washington			Contributing
214 South Washington			Contributing
215 South Washington			Contributing
216 South Washington			Contributing
220 South Washington			Contributing
221 South Washington	George W. Kishlar House	George W. Kishlar House	Contributing
301 South Washington			Contributing
302 South Washington			Contributing
305 South Washington			Contributing
306 South Washington			Contributing
309 South Washington			Contributing
310 South Washington			Contributing
313 South Washington			Contributing
314 South Washington			Noncontributing
316 South Washington			Noncontributing
319 South Washington	Palm Leaf Club House		Contributing
320 South Washington			Not eligible
402 South Washington			Not eligible
103 Washtenaw			Contributing
108 Washtenaw	Washington Apartments; Counselor Apartments		Contributing
209 Washtenaw		First Methodist Episcopal Church	Contributing/ eligible
210 Washtenaw			Contributing
212 Washtenaw			Contributing
308 Washtenaw			Contributing
309 Washtenaw			Contributing
311 Washtenaw			Contributing
312 Washtenaw			Contributing
313 Washtenaw			Contributing
314 Washtenaw			Contributing
315 Washtenaw			Noncontributing

316 Washtenaw			Contributing
317 Washtenaw			Contributing
405 Washtenaw			Not eligible
407 Washtenaw			Contributing
4 Water		Water Street Redevelopment Area	Not eligible
112 Woodward			Contributing
113 Woodward			Noncontributing
114 Woodward			Contributing

Identification Forms with Photographs

See the individual identification forms.



Figure 63: Frog Island Park, looking south.