

OLD FOURTH WARD NEIGHBORHOOD ASSOCIATION (OFWA) NEWSLETTER *Fall 2023*

CANTERBURY HOUSE IN THE OLD FOURTH WARD

By Susan Wineberg



218 N. DIVISION, 2023

Having previously written about a number of churches in the Old Fourth Ward, in this issue we turn our attention to other buildings that represent a strong religious presence in our neighborhood. When the Unitarian Church was built at the northeast corner of State and Huron in 1882, other denominations were worried about the bad influence their teachings could have on students. As a result, in short order several major religious denominations built student-oriented structures nearby. One of them was the Episcopal Student Center which later became Canterbury House.

Bishop Samuel Harris first proposed the idea for an Episcopal Student Church in 1885. This led to the building of Harris Hall at 617 E. Huron, the creation of the Hobart Guild to manage the hall, and a series of Episcopal

lectureships. St. Andrew's, being the closest Episcopal Church, managed Harris Hall until 1935. After World War II, members of the Episcopal Diocese of Michigan, St. Andrew's Church and other lay members and clergy formed the Episcopal Student Foundation (ESF). This created a formal and separate vehicle for Episcopal student work. In the summer of 1946, the board hired its first full-time Chaplain. In 1947, the Board bought a private residential property at 218 North Division Street, directly across the street from St. Andrew's Church. This house became known as Canterbury House and an Episcopal student ministry continued there through the 1960s. In 1953, the ESF Board was given a portfolio of stocks called the Church-Nichols Trust which gave the Board a much larger and more secure budget.

In 1967, Canterbury House moved to an old print shop on Maynard St. in downtown Ann Arbor, just opposite the Nickels Arcade (it was destroyed by fire in the summer of 2013.) There it functioned as a campus ministry and coffee house during the week and as a concert hall on the weekends, attracting a number of big-name performers like Odetta, Joni Mitchell, Neil Young, and Gordon Lightfoot. The ministry represented a convergence of the turmoil of the time and the role of the traditional Church. After 1971, they moved back to 218 N. Division and took an interest in the growing Gay and Lesbian movement, creating a space for homosexual support groups. In 1978, hoping to invigorate the student body and the ministry as it had in the 1960s, the House moved to a location on South State Street and became Canterbury Loft. Although it hosted a number of presentations and performances, it

CANTERBURY HOUSE IN THE OLD FOURTH WARD Continued

never regained the excitement of the Coffee House era. In 1984, it once again moved back to 218 N. Division and once again was called Canterbury House.

The chaplaincy of Virginia Peacock in 1987 represented another big change. As a female chaplain, Peacock took a special interest in women's issues, especially the role of women in the church. Peacock had earned a PhD and was interested in bringing more of the academy into the house. In the 1990s, she helped found the Institute of Public Theology. In 1992, they sold 218 N. Division to Trail Blazers, a non-profit day center for mentally challenged adults. The house was returned to single family use and is currently owned by OFWA Board member David Kennedy.

In 1995, the Episcopal Student Foundation purchased a house at 721 E. Huron. When Rev. Matthew Lawrence replaced Peacock in 1996, he took over the Institute and the Huron St. house. Lawrence helped invigorate events using music coupled with worship. He invited musicians to accompany masses that eventually led to a highly successful Jazz Mass. Since his departure, the focus

has been on sustaining the Jazz Mass and increasing fundraising efforts. The current chaplain is Matthew Lukens.

[Thanks to the Finding Aid at the Bentley Library for the Canterbury House Collection for much of this information.]



721 E. HURON

SELF-GUIDED ONLINE TOURS FOR THE BICENTENNIAL

By Norm Tyler

As a way to celebrate Ann Arbor's Bicentennial year in 2024, a group of residents has developed a series of tours covering various topics and venues. Planned are ten to twelve tours, with each tour including a dozen or so sites. Tour topics include underground railroad sites, historic neighborhoods, riverwalk hikes, central campus highlights, etc.

These online self-guided tours will be easily accessed on a smartphone. Each tour will have a general introduction and map showing the tour's site locations and each site will include one image, a brief description of its significance, and links to other associated sites.

Our working group includes three OFW residents – Chris Crockett, Susan Wineberg, and me – and other volunteers, including Tom Stulberg, Paul Conway, Fran Wright, and Carol Mull. In addition, a number of groups have helped

in creating these tours. The Ann Arbor District Library has been a significant resource for this project. Some of the tours are based on collections found at the library. Staff member Andrew MacLaren is facilitating the upload of the tours to the library's server and will archive the project for future access.

We are excited to have these self-guided online tours available as a special perk for celebrating the Bicentennial. Both visitors and residents will find them interesting and useful resources for a better understanding of, and appreciation for, our city.

CELEBRATING THE MURAL AT THE CENTER OF THE CITY

By Jeff Crockett



THE TREE TOWN MURAL

In our Spring newsletter, I reported on efforts to activate the Center of the City Library Lot in downtown Ann Arbor with public events and gardens filled with native plants to attract pollinators. I helped organize a Green Team that includes OFWA Board members Christine Crockett and Ilene Tyler. On Saturday, April 22, I helped organize Earth Day with speakers that included Chris, who spoke about how historic preservation is environmentally friendly. Not long after, I became the Secretary of the non-profit Library Green Conservancy (LGC), whose mission is to create an urban park and public meeting place on this site. We were successful in raising over \$10,000 to hire Mary Thiefels and Lavinia Hanachiuc of Tree Town Murals. The result is spectacular, as you can see in the picture below.

On Sunday, September 1, the LGC hosted a public celebration. The paintings of flowers and wildlife provide a complementary background to the bright flowers in the volunteer-tended garden of the Center of the City space. The garden and the murals, created this summer, face Fifth Avenue at Library Lane, near the Downtown Ann Arbor District Library.

“We are pleased with the lively quality of the mural design,” said Rita Mitchell, President of the LGC. “It’s a great beginning for the transformational and inclusive process that we are planning, to work with the community to create a welcoming, functional open space.”

Community visitors mingled on the bright, sunny day, enjoying locally sourced treats from Zingerman’s, Jerusalem Garden, and Ellie’s Baked Goods, as well as beautiful music by the trio, Revelators.

Major donors to the mural project, Lucie and Larry Nisson, said, “We are always looking for opportunities to support public art. These murals brighten the space.

“What better place for a unique and engaging mural than right here in the Center of the City?” asked Lucie Nisson.

At the celebration, Mary Thiefels commented. “We enjoyed collaborating with the Library Green Conservancy on the mural. For us, public art is really about the experience the people have with it and the sense of space it helps to create.”

Alice Ralph, of the Library Green Board, imagined how “these cheerful murals, with colors of spring, are likely to lift spirits even in the middle of gray Michigan winters!”

Other Library Green Board Members include Lynn Borset, Will Hathaway, and Frank Wilhelme. To learn more about the LGC, visit a2librarygreen.org or contact Rita Mitchell at 734-272-5194 or a2centralpark@gmail.com



CHRIS SPEAKING ABOUT THE ENVIRONMENTAL IMPACT OF HISTORIC PRESERVATION

OLD FOURTH WARD HISTORIC DISTRICT RESURVEY

By Sarah Reyes



SARAH REYES

The City of Ann Arbor has contracted Chronicle Heritage to complete a reconnaissance-level survey of the Old Fourth Ward Historic District. The goal of the project is to accurately document the district which encompasses 86.44 acres and 344 properties. The last survey was completed in 1982. The original survey only documented 130 properties and no longer meets today's standards. Currently, the district is listed as a local historic

district, and has been determined eligible for listing in the National Register of Historic Places by the Michigan State Historic Preservation Office. Please note that the Ann Street and Division Street Historic Districts are independent from the Old Fourth Ward Historic District. Therefore, they are outside the scope of the resurvey.

The process of the resurvey includes research, fieldwork, evaluation, and reporting. Extensive Research will be carried out including review of documents on file at the Michigan SHPO, the City of Ann Arbor, the Bentley Historical Library, the Ann Arbor Public Library, and local museums. Published histories, newspaper articles, US Census records, and other digital records will be reviewed. The Information from the original 1982 survey will be analyzed for accuracy and incorporated into the survey report and identification forms. The Project intends to research and document the Old Fourth Ward's historically African American population as little information regarding this population and its history has been published to date. The team will review archaeological sites on file at Michigan SHPO to determine if the district has significant archaeological sites as well. The gathered information will be used to develop historic contexts for the district and provide a brief history of each property.

Field work will include photographing each resource from the public right-of-way. Images of streetscapes and overviews will be captured to show relationships between properties. Electronic survey data will also be gathered in a format compatible with City databases. The survey report will include Project objectives and methodologies, data locations, summary of the reconnaissance-level evaluation results, planning needs and recommendations, preservation issues and threats, descriptive overview of

the district, historical context and thematic narratives, index list of surveyed properties, Individual Identification Forms, a District Identification Form, survey photographs, maps, and bibliography. Field work is scheduled for the week of November 13. The first draft due at the end of January, and the final draft will be completed at the end of June 2024.

[Editor's note: Sarah Reyes is a Ypsilanti native who has a MS in Historic Preservation from Eastern Michigan University. She works as an architectural historian and has surveyed and photographed linear corridors encompassing hundreds of resources, residential neighborhoods, as well as built and cultural landscapes.]



DEANNA RELYEA CELEBRATED

By Lars Bjorn

Deanna Relyea founded the Kerrytown Concert House in 1984 so when she turned 80 on October 1 KCH was the logical site for her birthday bash or as she called it her Founder's Fete. She invited a long line of performers for the event, including other singers she has performed with like fellow sopranos Julia Broxholm, Jane Schoomaker Rodgers, and Monica Swartout-Bebow (present Artistic Director at KCH). Deanna's musical tastes are very eclectic so she also included pianist/vocalist Alvin Waddles doing several jazz standards, and cornetist Ken Kozora and Deanna's husband/reed player Piotr Michalowski doing jazz of a with a more avant-garde bent. Her son Matt Boylan strapped on his guitar and sang some folk songs. It was a concert with something for everyone and the audience was predictably enthusiastic.



DEANNA RELYEA

GOOD NEWS ABOUT HISTORIC TAX CREDITS

By Jeff Crockett

In the Spring issue of the newsletter, I wrote about the State Historic Tax Credit program created by Public Act 343 in 2020. It was enacted to provide a tax credit for approved rehabilitation expenses on historically significant commercial or residential properties. Even though Chris and I applied in June 2022, just before the cutoff, our application had been held in limbo due to a shortage of staff. The good news is that staff have been hired, and the State Historic Preservation Office (SHPO) is now processing 2022 applications. I have been in contact with the lead architect for the tax credit program, Mara Lancaster, and am pleased to learn that our application has been approved. A short time ago, we completed our project and submitted Part III documentation, the final part of the application. We are on track to receive a tax credit before the end of the year.

To those thinking about applying, Mara (email: LancasterM1@michigan.gov) shared the following information:

“We are still allocating the 2022 credits, and encourage all who applied online in June of 2022 to continue with their applications.

- The Large Commercial category funds have been committed through 2024. We anticipate re-opening applications for that category in 2025.
- The Small Commercial category still has 2023 funds available. Part 1 applications are currently being accepted for commercial properties with qualified expenditures less than \$2M. This category includes income-producing rental residential properties that are not occupied by the owner.
- The Owner Occupied category still has 2023 funds available. Part 1 applications are currently being accepted.

We anticipate accepting applications for the 2024 credits in January for the Small Commercial and Owner Occupied categories.

The tax credit website (see [Michigan’s New State Historic Tax Credit Program | MiPlace](#)) has been updated with some useful documents, including the full instructions for all 3 parts, an FAQ document, and a recording of a webinar I presented about the process. The most current information regarding the tax credits will be posted there. I am also available to answer any questions via mail at LancasterM1@michigan.gov.”



FRONT VIEW OF COMPLETED HOUSE PAINTING AND PORCH REPAIR

Chris and I are thrilled that we have completed our project, which included painting the house and garage, repairing the front and back porches, and updating the plumbing and fixtures in our two bathrooms. The painting company, Painting with Nate, LLC, out of Ypsilanti, was amazing. The owner’s name is Nate Keagle. For more info, check out his FB page at <https://www.facebook.com/paintingwithnatekeagle>. We also hired an amazing contractor, Drew Okia, who rebuilt our decaying back porch. He can be contacted at 248-762-0896. His website is: <http://andrewokla.com/>. We also recommend Andy Rednour, who repaired our garage doors, replicated Newell posts, and fixed the railings. Andy can be reached at 734-277-8732.

To those contemplating a tax credit application, recognize



GARAGE PAINTED TO COORDINATE WITH HOUSE

GOOD NEWS ABOUT HISTORIC TAX CREDITS Continued

that your resource will need to be certified as being historically significant. Visit the website above to determine the criteria for historical significance. If you intend to apply, take plenty of before pictures. Also, be aware of the application costs, which include a \$50 Part I fee in addition to Part II and Part III fees, each calculated from the product of approved expenses times 0.25 times 0.2. For example, a \$50,000 project would have both a Part II and Part III fee of \$250.00. The tax credit for a project of this size would be 25% or \$12,500. The application process can be daunting, but we found Mara Lancaster to be exceedingly helpful in guiding us through the three parts.



UPDATES ON 511 EAST ANN AND 530 NORTH DIVISION

By Eleanor Crown

In our spring, 2023 issue, we reported on the plans of Ryan Pantaleo and Doug Selby, owners of these two properties in our neighborhood. Ryan tackled the East Ann house formerly owned by the late Widd Schmidt. It needed a substantial amount of structural repair as well as a complete makeover. In order to make the project economically feasible, Ryan requested, and was granted, approval to add an addition to the rear of the house, cleverly designed to be invisible from the street. Ryan wasted no time in his ambitious restoration effort and we are happy to report that the work has been completed and a group of lucky tenants have made their home there. The house has been transformed from an eyesore to an asset that adds significantly to the historical charm of the neighborhood.



511 E. ANN – DURING RENOVATION



511 E. ANN – BEFORE



511 E. ANN – AFTER

UPDATES ON 511 EAST ANN AND 530 NORTH DIVISION Continued



511 E. ANN – AFTER, REAR VIEW

Doug Selby envisions a future when all new buildings will conform to the rigorous standards he has set for himself in his retrofit of “The Bridge” at 530 N. Division. This bold project to convert the run-down structure into what he calls “one of the most sustainable buildings ever built” will serve as an example to builders, architects, and others who want to be part of the effort to support carbon-neutral construction. Doug is preparing promotional materials not just to advertise his property but also to inform and inspire others to be good stewards of the earth. In the making of the first video, Ryan invited members of the OFWA Board to tour the existing building and then to comment on the significance of his new endeavor and its location in our neighborhood. You can see his video here: <https://vimeo.com/user2422397/review/843875938/819f93a98d>



AERIAL VIEW OF THE OLD FOURTH WARD FROM DOUG SELBY'S VIDEO

THE RAY DETTER LOCAL HISTORY AWARD

By Christine Crockett

On Monday, August 14, 2023, I met with the Social Studies Coordinator of the Ann Arbor Public Schools, Dr. Jared Aumen, about restarting the Ray Detter Local History and Community Service Award. The award, under the aegis of the Ann Arbor Historical Foundation, was launched in 2017 to honor one of Ann Arbor’s most outstanding and active citizens, Old Fourth Ward resident Ray Detter. For three consecutive years cash prizes were given for outstanding projects about Ann Arbor’s history created by high school

students. During the COVID-19 pandemic, when most public meetings and events were suspended or canceled, the award was put on hiatus as well. Now that public activities have largely recommenced, the Foundation will once again offer the Ray Detter Award in May 2024.

Because 2024 is Ann Arbor’s Bicentennial Year, Jared Aumen, who hails from Maryland, is already enthusiastically endorsing the celebration and learning much about A2

THE RAY DETTER LOCAL HISTORY AWARD Continued

history himself. He is encouraging and supporting a number of activities throughout the Ann Arbor Public Schools to foster awareness of our local history in our Bicentennial year. I met with him in his office on Monday, August 14, 2023, to talk about relaunching the Ray Detter Award. He then invited me to talk about the award at the kick-off meeting with all of the AAPS social studies teachers. Having retired from the AAPS in 2008, after 34 years as the librarian at Community High School, I knew only a handful of the current teachers.. Jared introduced me with a picture from the Ann Arbor News he had found online taken in 1975, in the spring of my first year at CHS, something which showed my decades-long connection to the school system.

The teachers were pleased to hear of the award's reintroduction. Dr. Aumen and the middle school teachers were especially elated that the 2024 awards will also be open to middle school students. Several years ago, all social studies teachers received a copy of *Historic Ann Arbor: An Architectural Guide* by Susan Wineberg and Patrick McCauley to give them information about local history. I brought along a case of the books to make sure that anyone who was new to the school system received a personal classroom copy.

Ray Detter was instrumental in founding the Old Fourth Ward Historic District. Before the Old Fourth Ward was established by a vote of City Council in 1983, Ray had been one of the persons who helped to research and write the documentation about the buildings. After the OFW was approved by City Council, he served for many years as vice-president of the OFW Neighborhood Association as

well as the head of the Citizens' Advisory Committee (CAC) of the Downtown Development Authority. One of Ray's most outstanding accomplishments was the installation of the Historical Street Exhibits, consisting of freestanding panels and enamel plaques found all over Ann Arbor which tell the city's history. Images of the plaques can also be found on the website of the Ann Arbor District Library (AADL). <https://aadl.org/aastreet> A gathering of Ann Arbor residents celebrated Ray's many contributions to the history and culture of the city with a surprise gala dinner party at Zingerman's Greyline on September 14, 2016.

The Ray Detter Local History Award was established at that time to further his legacy in historic preservation and to foster the knowledge of Ann Arbor's roots among young people. https://www.mlive.com/news/ann-arbor/2016/09/ann_arbor_historian_honored_fo.html



RAY WITH PETER HAYDEN AT THE SURPRISE PARTY IN 2016

Tree Town Tales

In the last issue, we began a new column in the newsletter, Tree Town Tales, in which we include brief accounts about things that happen in our town or because of our town. Please send us your stories of chance encounters, coincidences, moments of quiet insight, in prose or verse. Anything, recent or years ago, that happened in Ann Arbor or has a strong Ann Arbor connection is welcome.- Eleanor Crown, Editor

STUDENT MOVE-IN WEEK AT TRADER JOE'S

BY ELLEANOR CROWN

Three young men, standing in front of the refrigerated foods, blocking the aisle. One grumbles, "I can't shop here. I want to go to Costco."

The second pouts, "I just want to go back to the house."

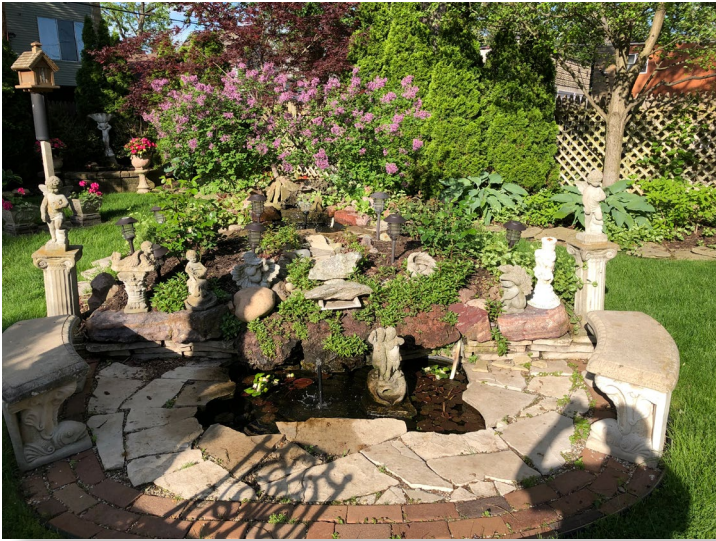
The third is mute. They stand there, seemingly oblivious to the shoppers who try to reach behind them to snag onion dip, tzatziki, and hummus. They look miserable.

I go about my shopping and think what an inauspicious beginning this seems to a year of shared living. Perhaps they will just order in a pizza every night.

WHERE DID THE WATER GO?

BY JEFF CROCKETT

When our son, Andy, was about 12 years old, he said he wanted a pond in the backyard, just like our friends, the Piersons. I thought, not a problem. So, we will dig a hole, fill it with water, throw in a couple of fish, grab a pop for Andy,



BACKYARD PONDS WITH STATUARY

a beer for Dad, and enjoy! Well, it didn't quite work out that way. Andy and I dug a hole, filled it with water, and then watched with dismay as the water gradually disappeared into the ground. Undeterred, we did some research and learned about pond liners, fountains, pumps, and filtration systems. No longer content with a simple pond, we added six yards of topsoil to create a berm, 2 tons of flagstone and volcanic boulders, electric wiring for the pumps, a dozen goldfish, 4 flats of perennials, an irrigation system, and antique concrete statuary. It took several years to complete the project, but the result has been immensely satisfying. We now have three ponds; one is an elevated one feeding into a second lower level, and we enjoy the sound of gurgling water throughout the spring, summer, and early fall. All of this started with what seemed to be a simple request from Andy, but it evolved into a wonderful family adventure that has created an urban oasis in our backyard.

COCONUT CREAM

BY ELLEANOR CROWN

In May, my best grad school buddy, Molly, came to Ann Arbor with a friend to celebrate her birthday and show her friend the place where she had spent so many years. Before they arrived, Molly texted "One more question. Since this trip is ostensibly to celebrate my birthday and since my go-to cake substitute is coconut creme pie, where's a good place to buy a slice of pie?"

"That's funny," I replied, "I used to go every year to Real Seafood where they treated birthday celebrants to a free meal and a complimentary dessert. I always chose coconut cream pie and shared with my friend. Sadly, birthday specials and coconut cream pie no longer exist there. If you

can only get a whole pie, is that OK?" I asked. "No whole pie!" was the definitive response.

I started looking. I checked the menus of several restaurants I thought might have such an all-American offering. No luck. I looked at Achatz and Great Lakes Bakers thinking I could buy a whole pie, give Molly a piece, and share the rest with someone else. Every kind of fruit pie, berry pie, nut pie, but not a sign of coconut cream.

Finally, in frustration, I googled "Ann Arbor coconut cream pie," expecting no results. Up popped Holiday's Restaurant. I pulled up the menu, "Homemade banana and coconut cream pie," it said. I passed that on to Molly.

When we met the next day to enjoy a Zingerman's sandwich in my backyard and tour the Peony Garden in the Arb, she reported that they had her birthday lunch at Holidays topped off with an absolutely perfect slice of homemade coconut cream pie. Maybe next year I will have to give it a try.

CRIME SPREE IN THE OLD FOURTH WARD

BY ELLEANOR CROWN

On a mid-August afternoon, I startled a woodchuck who emerged from the ivy with a large plastic bag on his head. In spite of the bag, he found a way to clamber under the porch and the bag came off as he scrambled in. It was a potting soil bag (not mine). The next afternoon, friend and contractor Chris was working at my house when this scoundrel came out of my garage with a bag of returnable cans and ran into the yard next door with his haul! Where do woodchucks go to redeem returnable cans?



NEIGHBORHOOD THIEF

Around the Old Fourth Ward, Summer 2023



BIKE LANE MAINTENANCE



NEW PAINT JOB UNDERWAY



PAINTERS AT WORK



A GOOD YEAR FOR NASTURTIUMS

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Please make your payment online at:
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If that is not possible, contact Jeff Crockett (jeffcrockett8@gmail.com or 734-657-4326).

Membership Categories:
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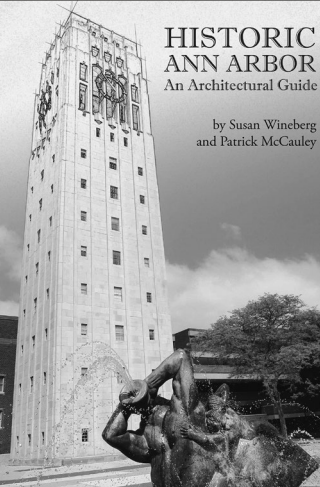
Third Edition

HISTORIC PRESERVATION



AN INTRODUCTION TO ITS HISTORY, PRINCIPLES, AND PRACTICE

NORMAN TYLER
ILENE R. TYLER • TED J. LIGIBEL



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