



# OLD FOURTH WARD NEIGHBORHOOD ASSOCIATION (OFWA) NEWSLETTER

## *Spring 2026*

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### ANN ARBOR PRESERVATION ALLIANCE CELEBRATES WASHTENAW COUNTY BICENTENNIAL

By Jeff Crockett

In the fall newsletter, we announced the re-emergence of the Ann Arbor Preservation Alliance (AAPA). Since that time, we have formed a Steering Committee, reached out to the historic preservation community in Ann Arbor, and expanded our membership to 141. AAPA members have been busy advocating for historic preservation by writing to and speaking before the City Council and reaching out to Council candidates. We have met with DDA Director Maura Thomson to encourage the inclusion of historic preservation and historic districts on the DDA's website. Furthermore, we are contacting representatives from all the Ann Arbor historic districts to include in our network. We have received a lot of positive feedback from members of the Ann Arbor community and expect our membership to continue to grow as the word gets out.



**MAYORAL CANDIDATE YOUSEF RAHBI ADDRESSES THE PICNIC CROWD**

Because the primary goal of the AAPA is to educate people about the many benefits of historic preservation, we created a website titled "Promoting the Benefits of Preserving Ann Arbor's Historic Resources": <https://www.aapaonline.com/>. The home page includes a link to join the AAPA. Membership is not limited to those who reside or own property in historic districts but is open to all Ann Arbor area residents who support historic preservation. By signing up, you will be added to our email distribution list and receive information about upcoming activities.

## ANN ARBOR PRESERVATION ALLIANCE CELEBRATES WASHTENAW COUNTY BICENTENNIAL

### Continued

On Sunday, July 7, the AAPA held a potluck celebration of the Washtenaw County Bicentennial at Wheeler Park. Background music was provided by local group Ralph McKee and the Relevators. Jeff Crockett (AAPA Steering Committee) emceed the event. The program included Mayoral Candidate Yousef Rabhi who spoke about his support for historic preservation and Representative Debbie Dingell who gave us a Washington update. Founding member Ilene Tyler (Old Fourth Ward Association) shared the history of the original AAPA and Dan Rubenstein (Old West Side Association) spoke about historic preservation, the new Comprehensive Land Use Plan, and the likely rezoning to follow. Bev Willis (Washtenaw County Historical Society) provided a history of Washtenaw County, Tom Stulberg (Broadway Street Historic District) urged attendees to take the A2 Smart Tours at <https://aadl.org/a2st>, and Curtis Davis (North Central Neighborhood Association) talked about his experiences living in the North Central area and the new historic association he is working to form.

It was a beautiful day with delicious food, great speeches, entertainment, and a chance to network with supporters of historic preservation. For more information about the AAPA, please check out our website and encourage others in your personal network to join us at <https://www.aapaonline.com>

### AAPA Steering Committee

Susan Kaufmann, Christine Brummer, and Dan Rubenstein (Old West Side Association)  
Tom Stulberg (Broadway Historic District Association)  
Curtis Davis (North Central Neighborhood Association)  
Christine Crockett, Jeff Crockett (Old Fourth Ward Association)

### Resources on the AAPA webpage include

Video: Historic Buildings: The Solution to the Affordable Housing Crisis, not the Cause

Video: Historic Preservation and the Local Economy with Donovan Rypkema

Website: Place Economics <https://www.placeeconomics.com/> (Be sure to check out Publications.)

Monograph: 24 Reasons Historic Preservation is Good for Your Community

Article: Localities Can Advance Racial Equity Through Historic Preservation

A section on the website titled “Land Use Plan & Zoning” covers the impact of the Comprehensive Land Use Plan on zoning and historic districts. Please do check out the historic preservation resources on our website.

## A VIEW FROM MAIN STREET

By Bev Willis, Washtenaw County Historical Society Administrator

When looking out of the windows of the Museum on Main Street, we see buildings, streets, people, trees, all the things that exist today. But what we really see is only a moment in a constantly changing scene, like a single view in the middle of a movie. And that movie is the ever-changing community that surrounds this historical house. It was built in 1835 – but not at its current location. The Kellogg-Warden House holds presence at the intersection of Main, E. Kingsley and Beakes Street - and tells many stories of two neighborhoods and changing times.

As one of the oldest buildings still standing in Ann Arbor, this Greek Revival house offers a rare insight into

construction of that era, including the split lathe backing for plaster walls, original and extremely wide plank floors, and brick “nogging” within the walls, which acted as insulation.

The Museum on Main Street began its life in 1835 on Wall Street in Ann Arbor’s Lowertown as the Kellogg-Warden House. It was then owned by the Ruthruffs, whose sons served in the Civil War, and the Greiners, who raised six girls there. Charles Greiner made his living as a gardener. The Marz family followed the Greiners. When Laura Marz passed away in 1988 the house was sold to the University of Michigan, which had plans to use the land for a parking lot.. A former Washtenaw County Historical

## A VIEW FROM MAIN STREET Continued

Society board member Thelma Graves and current board member Susan Wineberg knew this house was historic and could have new life.

Saved from demolition, the house was physically relocated to 500 N. Main Street. After it rolled across the Broadway Bridge in 1990, the historical society worked to preserve, restore, and maintain the house. It opened to the public in 1999 welcoming visitors to explore the past at this “Museum of County Life.” Since then, the “Museum on Main Street” has become a vital center for County history and community collaborations.

During the Coronavirus Pandemic of 2020 the Society completely reimagined how to use every inch of interior square footage space. The WCHS re-configured half of the lower level and installed a second high density rolling storage unit for collections in the basement. The Museum’s interior was repainted including the walls, ceilings, and floors. The WCHS replaced clapboard

siding, two porches and the ramp, repaired the fence, and painted the exterior. The capstone of this project happened in 2025 when it was time to replace the roof. Because the museum is a historically significant building, the WCHS board determined that it merits an historically accurate roof. With generous financial support from the community, the WCHS was able to rebuild a cedar shingle roof by the end of the year. The result is impressive, right down to the copper details. There are beautiful gardens and trees surrounding the home, a nod to owner Charles Greiner’s occupation.

We may not be able to keep every physical landmark or streetscape or even neighborhood, because time does move forward. Historic preservation includes preserving the identity of a community, connecting the past to the present, and ensuring that future residents can appreciate the legacy of the land, purpose and people who came before them. Times change, communities change . . . but the history remains the same.



MUSEUM ON MAIN STREET

# OFWA SPRING MEETING WITH MAURA THOMSON, DIRECTOR OF THE DOWNTOWN DEVELOPMENT AUTHORITY

By Jeff and Chris Crockett

The Old Fourth Ward Association (OFWA) Spring meeting took place in the St. Andrews Chapel on the evening of March 30, 7-9 pm, and was very well attended. The purpose was to learn about and discuss the 2026-2055 DDA Development and TIF Plan. (This plan is available at <https://engage.a2gov.org/dda-development-plan-1>). We appreciate the excellent work done by the DDA on placemaking in the Kerrytown area, and look forward to a planned Kerrytown project to further improve the area.

In preparation for the meeting, the current 2026-20?? plan and the earlier 2003-2033 plan were distributed for review. Jeff and retired industrial designer Donna Babcock met with current DDA director Maura Thomson to brief her on some of our concerns so that she would be prepared for the meeting. These concerns included:

1. No mention either of the 9 historic districts or historic preservation in the current plan, as there had been in the earlier plan.
2. No mention of the current citizens' advisory council, called the DDA Development Consultancy Council (DDARCC).
3. No mention of accessible parking in the DDA area.

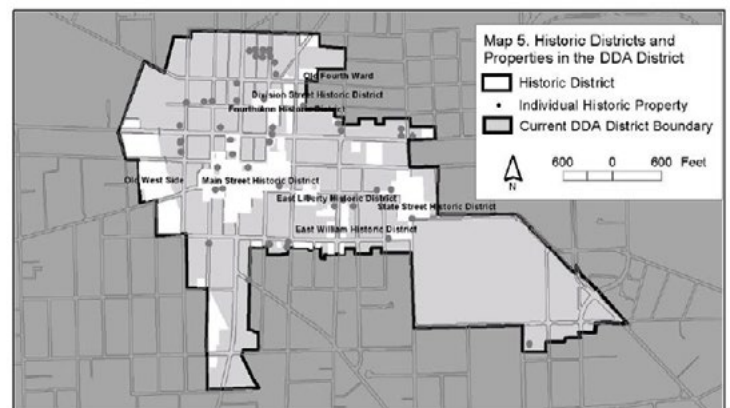
The March 30 meeting began with a 20-minute overview of the DDA plan by Maura Thomson. The plan calls for initiating 150 infrastructure projects totaling

\$986,000,000 and expanding the DDA district into the north-central neighborhood. The proposed project types are summarized in the table below.

Maura's presentation was followed by a discussion of historic preservation in the DDA, led by Bev Willis, Curtis Davis, and Jeff Crockett. It was suggested that the map below be updated to include additional historic sites within the expanded district and that they should be incorporated into the new plan. Maura said that the plan could not be modified because it had been approved by the Planning Commission. However, we then pointed out that the revised map could be uploaded to the DDA website. Another concern was that the North-Central Neighborhood contains many historic homes that are undocumented. Should some of these houses, unprotected by a historic district, be demolished, their history will be lost. One idea to mitigate the loss is to install historic markers at key locations to educate the public about notable residents of this historically Black neighborhood.

## Historic Districts and Buildings within the DDA

An important aspect of downtown Ann Arbor's identity is its history, which is celebrated in its numerous older and historic buildings. These buildings are of a "human scale" and make downtown distinctive, attractive and user-friendly. Map 5, below, indicates the location of historic districts and buildings within the DDA boundaries. Overall, nine historic districts and 49 historic buildings are located within DDA boundaries.



**Table A: Proposed Improvements**

Project Type	Total Estimated Cost
<b>Capital Improvements</b>	
Streets	274,970,000
Placemaking	32,800,000
Transit	62,850,000
Bikeway and Trail Improvement	127,460,000
Parks and Plazas	59,190,000.00
Utilities	32,730,000
Sustainable Energy	227,950,000
Capital Maintenance and Small Projects	35,969,667
Public Restrooms	8,070,000
Administrative and Ancillary Improvements	25,000,000
<b>Programs, Grants, and Services</b>	
Service and Maintenance	52,335,112
Public Restroom Service	5,070,000
Affordable Housing Support	38,515,585
Other grants, programs, and services	5,000,000

A further concern was the deactivation of the citizen's advisory committee, the DDA/CAC, which hadn't met since the Spring of 2025. This discussion was led by Julie Ritter, Christine Crockett, and Tom Stulberg. For many years, members of the Old Fourth Ward Association had attended meetings of the DDA's Citizens' Advisory Council, led by Ray Detter, and

## OFWA SPRING MEETING WITH MAURA THOMSON, DIRECTOR OF THE DOWNTOWN DEVELOPMENT AUTHORITY Continued

worked in close consultation with former DDA Director Susan Pollay. Ms. Thomson said it has been challenging trying to find DDA residents to serve on the committee. We then suggested that the DDA send a postcard to all DDA residents inviting them to apply. Ann Arbor residents living in the expanded DDA district are urged to apply for the DDA/CAC at <https://a2gov.granicus.com/boards/w/fe6c5e22e6f4a331/vacancies>. The current plan is to resume meetings when there is a quorum. Then, meetings will be held quarterly on Zoom.

A discussion then followed, led by Donna Babcock, about ways to improve accessible parking in the DDA district. Improved signage and the adoption of an app to facilitate the search for open accessible parking spots were proposed.

We are pleased that Council Members Lisa Disch and Cynthia Harrison as well as Council Candidate

Rebecca Arends were able to join us. We appreciate Ms. Thomson's participation in this meeting despite a very busy schedule and we thank all participants for their contributions. We believe that the meeting clarified the DDA plans for residents of the OFW and others and gave us an opportunity to share our concerns with the representatives of the DDA.

As a follow-up, the DDA Plan was approved by the City Council on April 20. We are pleased to report that Ms. Thomson met with Curtis Davis to explore some of the suggestions raised at the meeting. She has also reached out to Bev Willis, director of the Museum on Main Street and Administrator of the Washtenaw County Historic Society. The Old Fourth Ward Association looks forward to further engagement with Ms. Thomson to explore ways to promote historic preservation within the DDA borders.



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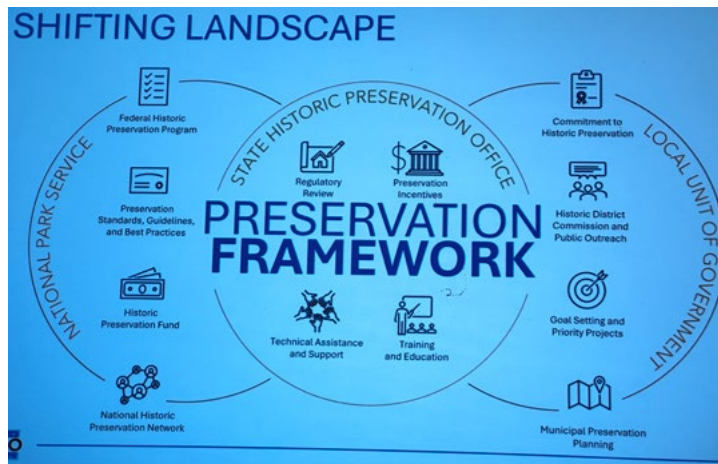
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# MICHIGAN HISTORIC PRESERVATION NETWORK 2026 CONFERENCE: RESILIENT BY DESIGN

By Ilene Tyler

This year's conference was just north of Detroit but still felt a world away from Ann Arbor. Held at the Edsel & Eleanor Ford Conference and Visitor Center, it provided multiple opportunities to tour the house and gardens around the property. The vacation atmosphere was reinforced by ever-present views of Lake St. Clair. Norm and I opted for a Vacation Rental instead of one of the recommended "conference hotels" to enhance the experience. We woke up to fog across the glassy calm water and fell asleep to the sound of waves lapping against the boat docks.

Resilience was a consistent theme throughout the conference. Panelists opened the discussion during a plenary titled "What Does Resilience Look Like?" Although their presentation was Detroit-focused, the lessons were universal. In our "shifting landscape," collaboration, education, and planning are essential. During lunch, we were treated to a screening and panel discussion of "The Albert Kahn Sonata," pairing original piano compositions with striking footage of the Fisher Building, Belle Isle Aquarium, and the Packard Plant.



CONFERENCE THEME AND PRESERVATION FRAMEWORK, DIAGRAM

After lunch, I opted for one of three walking tours of the Ford House. I had last seen the house before its recent restoration and updated interpretation of the interior spaces. The interior was strikingly beautiful and worth visiting.

The evening dinner cruise was magical. Being on open water with a bunch of preservation friends provided three hours for in-depth conversations, eating great food, and access to an open bar on all three levels of our ship. Admittedly, it was cold on the open top deck, but we stayed warm enough or retreated below.



DINNER CRUISE ON LAKE ST. CLAIR, ILENE AND NORM TYLER

The session I attended on Friday was moderated by our friend Sarah Marsom, a former EMU student and a key partner in helping us write a more complete Historic Preservation book. Her talk featured the huge undertaking of moving the Jackson House from Selma, Alabama to The Henry Ford/Greenfield Village to represent its role in the 1960s Voting Rights Act. It was gratifying to see the museum's commitment to telling the story of this difficult period in American History by hiring Amber Mitchell, as Curator of Black History, and Heather Bruegl, as Curator of Political and Civic Engagement.

The Awards Event is always an emotional capstone to the conference. When our Old Fourth Ward Neighborhood Association received the Community Award in 2024, several of us attended that event in Kalamazoo. Last year our Ann Arbor District Library received the Institution Award, with Library Director Eli Neiberger in attendance to accept the award in person in Sault Ste. Marie. This year, I announced the Lifetime Achievement Award given to Ron Staley,

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## MICHIGAN HISTORIC PRESERVATION NETWORK 2026 CONFERENCE: RESILIENT BY DESIGN Continued

recently retired from The Christman Company, for his stellar career, extraordinary accomplishments, and for mentoring a new generation of workers in the construction trades.

Ron called my speech introducing him a “mic drop” moment. I was overjoyed to have contributed to closing out this year’s conference on such a high note.



LIFETIME ACHIEVEMENT AWARD RECIPIENT RON STALEY,  
INTRODUCED BY ILENE TYLER

## ANN ARBOR’S COMPREHENSIVE LAND USE PLAN (CLUP) AND HISTORIC PRESERVATION

By Jeff Crockett and Julie Ritter

In the fall issue of this newsletter, Julie Ritter provided an excellent overview of Ann Arbor’s CLUP. (Ilene, is there a link we can put here?) For the complete CLUP timeline and the latest draft, see <https://engage.a2gov.org/comprehensive-land-use-plan>. On March 16, the City Council passed the fourth draft of the plan. Historic preservation and historic district language were subjects of intense scrutiny by members of the newly formed Ann Arbor Preservation Alliance. The final language below is an improvement over the earlier versions, but comes with several reservations.

### From the CLUP

#### **Historic Districts p.34**

*The city currently has 15 designated historic districts. Each district was established pursuant to the Michigan Local Historic Districts Act of 1970, a state law distinct from Michigan’s planning and zoning enabling laws, following extensive public input and deliberation required by that act. Historic districts recognize and conserve structures within distinct areas that hold significant historical meaning and heritage, reflecting the city’s origins and early development. Any modifications to existing districts would require following similarly extensive public input and deliberation procedures. While not part of a local zoning code, historic districts function essentially as overlay districts, in which the more restrictive requirements apply through either zoning or historic preservation controls.*

*The city’s historic districts are all located close to downtown. They are also predominantly if not entirely, zoned for uses and densities greater than single-family residential development alone, and duplexes and smaller multifamily housing units can be found throughout and immediately adjacent to them. In addition, because all were built prior to the city’s shift toward larger minimum lot size requirements, the historic districts are some of the most densely developed and walkable neighborhoods in the city.*

***In the Strategies section, allowing for more density on p.36***

*This plan takes no position on the potential modification of existing historic districts or the creation of new historic districts. Historic district boundaries and requirements within them will continue to follow the standards and guidelines established by the Historic District Commission (HDC). The current multi-unit residences and mixed-use developments within the existing historic districts provide evidence of their compatibility within those districts. The city should support opportunities to increase missing-middle housing density within existing historic districts when and where appropriate, consistent with the goal of increasing such density throughout the city and with HDC standards and guidelines for modifications to existing structures and the development of new structures within historic districts.*

**Analysis**

Statements on p. 34 are mostly accurate about statutes, the purpose of historic districts, and their location. However, it is not true that all historic districts are located downtown. The one exception is Cobblestone Farm, which is located on the southeast side of Ann Arbor. This error has been reported to the Planning Department. The statement on p. 36 that the CLUP takes no position on the potential modification of existing historic districts or the creation of new historic districts is unacceptable. It is a thinly veiled rejection of the value of the historic districts. Instead, this sentence should be replaced with a statement that lists the numerous benefits that historic preservation and historic districts bring to Ann Arbor. An excellent resource for identifying these benefits can be found on the Ann Arbor Preservation Alliance website at <https://www.aapaonline.com/value-of-preservation>

The Future Land Use map on p. 63 poses a direct threat to historic homes in the near northside neighborhood on N. Fourth and N. Fifth. This area has been designated as Transition, which makes it attractive for developers to demolish historic single-family homes and replace them with multiplexes, displacing current residents and leading to gentrification. We hope that, before this happens, the histories of these historic homes can be documented and historical markers placed near the homes and at locations of special significance. Fortunately, a group of residents from this area, led by Curtis Davis, is forming the North Central Neighborhood Association to advocate for the protection of this historic African-American neighborhood.

The good news is that support for historic preservation remains strong in Ann Arbor. In a short time, 140 Ann Arborites have joined the Ann Arbor Preservation Alliance (<https://www.aapaonline.com/>), committed to educating the public about the many benefits that historic preservation brings to Ann Arbor. By the time the next CLUP is considered, we will be prepared to advocate for improved historic preservation language at the onset of its development.



**HAPPY 40TH BIRTHDAY TO SLOAN PLAZA 1986 TO 2026**

**By Don Duquette**

**History**

Sloan Plaza, built in 1986, by O'Neal Construction Company, is a luxury high-rise condominium with 47 units in the heart of downtown Ann Arbor. We are immediately adjacent to the Historic Old Fourth Ward. Sloan Plaza units are of various sizes including 1 to 3 bedrooms, single floor and penthouse style. Residents



## HAPPY 40TH BIRTHDAY TO SLOAN PLAZA Continued

enjoy terrific views of the city and surrounding neighborhoods, including of the Old Fourth Ward. Sloan Plaza is governed by a 7-person board of directors elected by the co-owners. We strive to create a neighborly community. Non-owner rentals are strictly limited. Sloan aspires to be a good citizen in our community. EV charging is available to residents and solar panels are being installed on our rooftop.



MONICA – SLOAN LOBBY ATTENDANT

### Sloan's Musical History

Developer Donald Sloan Chisholm named the project after his mother, Margaret Sloan Chisholm. He owned one of the units in the building and installed his mother's Steinway in it. He often hosted gatherings there and also made the apartment available to house classical and jazz artists who were performing in the city. Among those who stayed there were Shirley Horn, Chucho Valdes, Dizzy Gillespie, Toots Thielman, Bill Charlap, Freddy Cole, Diana Krall, Andre Previn, and Cedar Walton. All signed his guest book, the only form of payment he would accept, making it a who's who of legendary signatures. An ardent jazz fan who helped the art form thrive in Michigan; Chisholm was a founding board member of the Southeastern Michigan Jazz Association. He received the Jazz Hero Award from the Jazz Journalists Association in 2015 and was a longtime major donor to Kerrytown Concert House.

Also in the music line, philanthropist and arts activist Judy Dow Towsley Rumelhart had a singing and stage career locally and in New York City. She allowed her accompanist to give piano lessons in her Sloan penthouse, (including to this reporter). Paul Boylan, former Dean of the UM Music School and UM Vice Provost for the Arts, lived in Sloan until recently.

### Ann Arbor the Walkable City

Current occupants are “living the dream” of Ann Arbor as a walkable city. Main Street and Kerrytown are but a short walk away as is the central campus of The University of Michigan. We have many music and theatre fans here. Major venues for music and theatre are a 5-minute walk away - Hill Auditorium, Rackham Auditorium, Mendelsohn Theatre, the Power Center for the Performing Arts, and the historic Michigan and State Theatres. For many concerts we end up with an informal walking group to the venue and back.



JEN WITH BAUER



GLORIA WITH BELLA, MAISIE AND GIZA

# REDEEMER CHURCH 2026 UPDATE

By Bart Bryant

Renovation on 525 Detroit Street, former home of the Treasure Mart and future home of Redeemer Ann Arbor, was expected to be completed in June. Cold weather delayed the construction of concrete block walls so that now completion will be no sooner than the end of October 2026.

Due to all our delays, our Special Exception Use permit, allowing us to function as a church in a residential area, has expired before we were able to occupy the building. The city has required us to go through the process again, so you will receive notification soon of a neighborhood meeting which will update you on plans and progress on the building renovation as well as give you the opportunity to ask any questions you may have. We expect to meet

on Monday, June 15, at 6:30 pm at the downtown public library in Community Room no. 1 on the third floor.

Redeemer Ann Arbor began back in 2015. We are a non-denominational Reformed congregation, seeking to make historic Christianity relevant to our generation. We are a diverse and intergenerational church, with about 1/3 of our attendees being students. Attendance averages about 130 for Sunday worship. Years ago, we purchased and renovated the historic building at 611 ½ E. William Street, but after outgrowing that building we have been meeting in the Michigan Union and more recently in the Graduate Hotel.

*We look forward to joining the neighborhood soon!*



## THE HENRY CORNWELL HOUSE: HOME TO FERGUSON, WIDMAYER, & CLARK, PC By Mara Kent



MARA KENT

Hello Old Fourth Ward neighbors! We are the current custodians of the Henry Cornwell house, built in 1894. Our law firm, Ferguson Widmayer & Clark, PC, has served the Ann Arbor community and surrounding areas with distinction since 1993. Our practice areas include estate planning; probate & trust administration; advanced wealth and tax planning; real estate and business law; adoptions, parental confirmations & name changes; prenuptial agreements, and elder law. Currently, there are 14 of us who work together, much like a close-knit family: six attorneys and



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## THE HENRY CORNWELL HOUSE Continued

eight wonderful staff members. Of the six attorneys, three of us are “townies,” having been born and raised in Ann Arbor. I am Mara Kent, one of five shareholders and one of the “townies.” I grew up in northeast Ann Arbor in the Dixboro area, attending Freeman Elementary, Clague Middle School, Huron High School, and the University of Michigan. Our other two townies are graduates of Huron High School and Greenhills and are also UM alums. We recently finished an upgrade to our website ([fw-pc.com](http://fw-pc.com)), which will be published soon. On the new website, you will be able to find out more about the Henry Cornwell house, as well as our firm’s history. Please feel free to stop by our offices to check out the place and introduce yourselves to us. We are open M-F 9-4:30—we’d love to meet you. And we are proud to boast that many of you are our clients! Thank you.

### The Henry Cornwell House

In 1894, Henry A. Cornwell built this Queen Anne and Colonial Revival style house at 538 N. Division Street in Ann Arbor, Michigan, which replaced an earlier Italianate house on the same site. The 17-room house boasts extravagant craftsmanship and woodworking detail, and it was featured in the 1896 Ann Arbor Headlight. The lavish wood interiors were the ultimate in interior design in the 1890s. Henry didn’t get to enjoy it much—he died in 1899 at age 76, only a few years after it was completed. He is buried in Forest Hills Cemetery.

### Henry Cornwell

Henry was born in 1823 in New York and came to Michigan from Connecticut in 1836 with his parents, William and Ann Cornwell, and his two brothers, Harvey and Cornelius. Harvey, Henry, and Cornelius worked in the manufacture of woolen goods until the 1850s, when they started a wrapping paper mill in Ann Arbor Township along the Huron River. By the 1860s, the brothers were wealthy men and had established and operated both the Ann Arbor paper mill and another paper mill in Ypsilanti. Henry’s first wife, Phoebe Ann Beal Cornwell, died in 1863. He subsequently married Phoebe L. McArthur Cornwell. Henry had five children: Edna, Anetta, William, Frank, and Harriet.

### After Henry

Following Henry’s death, the house was occupied by his widow Phoebe and son Frank. Frank and his family

remained in the home after Henry’s death but moved out after World War I when the house became too big for them. According to Michigan Jewish History, a newspaper of Detroit published in 1969, the Beth Israel Congregation purchased the house in 1927 and the site became the first permanent synagogue for Ann Arbor’s Jewish population of 150. In 1946 it was sold to Mrs. Ruth Farley Pack, a local realtor, and in April of 1949, to the Pentecostal Church of God.

### 1951 Restoration

In 1951 St. Thomas Church bought the house for a youth center. It was used in this capacity until the late 1970s, when it was sold to William DeBrooke, who began restoring it as a residential property. In 1983, Deucalion Resources Group, a computer software company, completed the restoration for use as offices. Deucalion preserved the 15 black walnut trees on the front lawn and in 1984 received a Preservation Award from the Ann Arbor Historic District Commission.

### Our Home Since 1998

In 1998, the building became the home of Ferguson & Widmayer (now Ferguson Widmayer & Clark, PC). Much of the beautiful interior woodwork and floor plan has been retained. The impressive entry and gorgeous details are a fitting home for our well-established law firm.

### Sources:

**[Note: Documents from these sources and additional photographs are found in a supplement attached to the digital version of the newsletter. They will be included in the newsletter archive.]**

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A2 SmartTours, Ann Arbor Bicentennial 1824–2024

*Historic Buildings, Ann Arbor, Michigan* by Marjorie Reade and Susan Wineberg

*Michigan Jewish History*, A Newspaper of Detroit, Vol. 3, No. 24 (76), April 3–16, 1969, p. 106

Obituary of Harvey Cornwell, Ann Arbor Register, February 7, 1895, public domain

Photos and articles from 1800s are part of the public domain.



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## KERRYTOWN DISTRICT UPDATE - MAY 2026 By Grace Singleton

We've welcomed a few new businesses to the district over the past year. Miss Kim added a sister vegan restaurant, Little Kim, right next door. The kitchen Loft has its new store, the Knife Stop, up and running, with lots of high-quality knives and classes on knife sharpening. The Nuuyuu Collective & Iron has just opened the Iron & Oak Haberdashery, an exciting new men's clothing retailer. Not as new but still fairly recent is North Star Lounge, the 2nd business for Phillis from Detroit Street Filling Station, which hosts exceptional musicians in an intimate setting.

There's a lot of new housing being added in our district. Dunbar Towers is open, with residents living there at the corner of Fourth & Catherine. The units on Fifth near Catherine are almost completed and will hopefully have residents in the coming months, and the transition of the office space to residential on Catherine between 4th Avenue and Detroit Street is also underway. The Braun Court demolition off of 4th Avenue has started, but seems to be on pause.

The Kerrytown District Association is looking forward to several events in our district this year.

The Wednesday Farmers Market is back, with lots of wonderful local producers on hand to offer their goods for sale. It's been fun to have fresh flowers and more consistent meat and fish suppliers at the Saturday markets. If you go to our [Kerrytown District Facebook events page](#), you'll find links to all the events our members are hosting. You can attend tastings, artist events, gallery nights, and mozzarella making. It's the best place to find what's going on in the area!

Ann Arbor Gallery Nights start on May 28th and are held on the fourth Thursday of every month from May to September. Seven participating galleries welcome the public, featuring many artists and events from 5:00-8:00 pm. Farmers Market hosted the African-American Downtown Festival and the 2nd Asian Night Market in June.

We're already planning this year's Kindlefest event. It will be on Friday, December 4th, from 5:00-10:00 pm at the Ann Arbor Farmers' Market. We will feature artisans and vendors selling their holiday wares, plus traditional food and hot mulled wine, in a festive outdoor setting.

In Ann Arbor, retail businesses and restaurants in the Kerrytown District stay open late to participate in the festivities. You can expect a variety of artisans selling their wares, food, and crafts, as well as local food trucks & vendors. Beer and Glühwein will also be available for sale!

### **Kerrytown District board members:**

Grace Singleton- Zingerman's Delicatessen (Board President)

Hylan Mosies with Darden Wealth

Andrew O'Neal- Kerrytown Market & Shops

Jeff Harshe- MAVD

Diana Marsh- Thistle & Bess

Carol Knauss- Hands-on Museum

Karen Delhey- The Guild of Artists and Artisans (Treasurer)

Chris Nordin- Chris Nordin Studios Gallery

Michael Smothers- Found (Social Media manager)

Monica Swartout- Bebow - Kerrytown Concert House



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# GREENING UP THE INTER-COOPERATIVE COUNCIL (ICC)

By Brian Donovan

As always, we are busy at the Inter-Cooperative Council. We have been putting energy into our relationship with the city. We participated in the Comprehensive Planning process from the start. Our primary use Group Housing is prohibited at several of our houses (including 711 Catherine and 307 & 315 N. State) due to lot-size or building-square-footage limits. ICC houses are grandfathered for now because we were there before the code changed.

We would like Group Housing to be allowed by right at all our properties and in as many zoning categories as possible near the university. We are pleased that the increase in cooperatively owned housing is part of the implementation plan.

We are also working out how to best comply with the Green Rental Housing Ordinance (GRHO). Enforcement started this year. We expect to use the checklist method for the first inspection at each of our houses. We hope to achieve the required Home Energy Rating System (HERS) scores in the next few years. This will require significant investments in insulation and sealing the exterior of our houses. We are working with the Office of Sustainability and Innovation, Ann Arbor 2030, and DTE's low-income housing energy-waste reduction program to identify the required steps to green our houses. We want to use rebates and grants as much as we can to keep the co-ops affordable. Green Rental Housing will have a significant impact on the citywide rental market.

We do not intend to sell any of our properties. We are reaching out to alumni for help covering the costs of compliance with GRHO standards. If you or someone you know wants to help us out, we are a 501c3 so contributions are tax-deductible. <https://icc.coop/alumni/make-a-gift/>



## *2026 Old Fourth Ward Association Membership Dues*

If you have not yet paid your 2026 dues, please do so soon. Your support is important to us and makes possible the activities of the association and the publication of this newsletter

Please make your payment online at:  
<https://old-fourth-ward-association.square.site/>

If that is not possible, contact Jeff Crockett  
([jeffcrockett8@gmail.com](mailto:jeffcrockett8@gmail.com) or 734-657-4326).

Membership Categories:  
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# Around the Old Fourth Ward!



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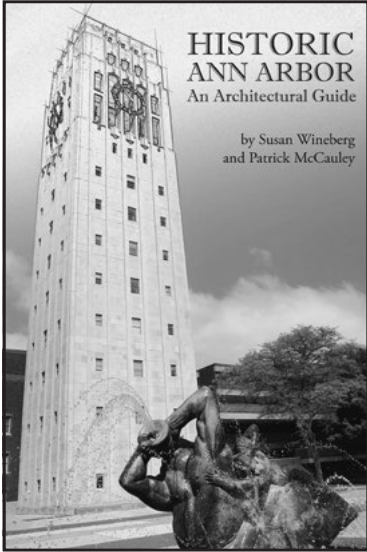
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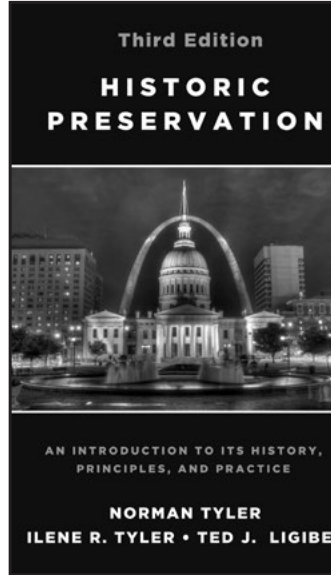
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 Julie Ritter & WAP John  
 Ilene & Norm Tyler  
 Betsy Williams & Peter Osler

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Cynthia Harrison [charrison@a2gov.org](mailto:charrison@a2gov.org)

Ann Arbor GIS Maps and Resources:

<https://www.a2gov.org/services/GIS/Pages/default.aspx>

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