Fall 2014

The Post and Lintel, Fall 2014

Preservation Eastern
Eastern Michigan University

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"It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future."
-William Murtagh, first keeper of the National Register of Historic Places

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Hello!

The Preservation Eastern board is pleased to present the Fall 2014 Post and Lintel. This publication wraps up a busy semester for PE. Inside this edition, readers will find articles covering a wide range of topics—representative of the wide range of talents and interests of our members.

This past semester offered numerous opportunities for PE members. We hosted a fundraising effort for $500 through GoFundMe.com in December, successfully meeting our goal by the end of the month. Members also participated in a mock interview and resume workshop to hone and refine the skills necessary to land their dream jobs. Professionals Mark Heppner from the Historic Ford Estates, Janet Kreger from Michigan Historic Preservation Network, and Martha MacFarlane-Faes from the State Historic Preservation Office graciously donated their time to interview students and provide feedback on their interview skills. This also opened up a dialogue between PE and EMU’s career development, the beginning of a relationship that will further the professional development of our members. PE also travelled down to Detroit twice this fall, first to see Pewabic Pottery and the second to experience a wonderful tour of the Fox Theater.

The board is excited for the Winter semester to begin on January 5. Check out our schedule on our website, PreservationEastern.com, or find us on Facebook. But for now, find a comfortable spot to enjoy this edition of the Post and Lintel.

Best,

Mallory Bower
Welcome to the Historic Preservation Program’s 35th Year!

As we enter our 35th year let us ponder that heritage. Founded by Drs. Marshall McLennan and Andrew Nazzaro in 1979, the program has grown to become the largest graduate program in historic preservation in the United States (90+ students currently), and the only such program in Michigan. We have over 500 Alumni spread across the nation...and the world, many holding prominent positions in the field. Watch for more information about celebrating this heritage throughout the year.

We are pleased to welcome new students for Fall 2013

We admitted 27 new students into the Historic Preservation Program for the Summer and Fall 2014 terms! Join us in welcoming Kelly Beattie, Matthew Blaine, Suzanne Bosarge, Ashleigh Czapek, Rebecca Dompier, Megan Dziekan, Alexis Galanis, Janessa Giddings, Burdette Gunden, Michael Gute, Joy Gutowski, Roberta Henrion, Mohammed Humudh, Abigail Jaske, Andrew Kercher, Matthew Kittle, Kristen Koehlinger, Jacqueline Matheny, Christina Miranda, Tyler Moll, Sophia Myslinski, Gerard Paschal, Nicole Pickeral, Ebonie Remsey, Blake Swihart, Megan Uthe, and Matthew Wagner.

Orientation

Our annual New Student Orientation on was held on September 5th at historic Sherzer Hall hosted by Preservation Eastern and our Alumni Chapter. It was a thunderous evening...literally, as a major storm blew through and prevented access to the rooftop observation deck or the observatory. As always the Astronomy Department graciously allowed us to use this historic space.

Graduating Students

Our newest Alumni from the Winter and Summer 2014 terms include the following graduates: Kaila Barr, Christopher Brown, Colleen Clinton, Misty Gendron, Megan Gilbert, Meghan Hayward, Katherine Kirby, Cynthia Kochanek, Alexandra ‘Lexi’ Kosik, Kenneth Lingaur, Virginia ‘Ginny’ Schomisch, Shannon Webb, and Amanda Wetzel.
GRADUATE ASSISTANTS

The Historic Preservation Departmental has two new Graduate Assistants (GAs) this year: Ashley Fallon and Kristen Koehlinger; Steven Stuckey is our returning GA.

A number of students hold paying agency-sponsored GAs or Internships, including MDOT (Mallory Bower), the City of Ypsilanti (Abigail Jaske), two positions with the Ypsilanti Historical Society one of which is supported by the EMU President’s Office (Melanie Parker and Ashley Turner), and Janell Keyser who is our GA with the Michigan Historical Center for the Michigan Historic Marker program. Also this year we have instituted a new Fellowship program with the Historic Ford Estates (Edsel & Eleanor Ford Home and Fairlane); the first recipient of this prestigious award is our student, Dr. Shelly Neitzel.

NATIONAL TRUST for HISTORIC PRESERVATION CONFERENCE in SAVANNAH

Savannah was the site of this year’s National Trust conference and EMU and the HP Program were well represented. Current students who attended were Bethany Berdes, Janell Keyser, Lori Taylor-Blitz, and Melissa Somero. Alumni seen at the conference included: Bob Donohue, Dr. Mary Ann Heidemann, Tom Whitaker, and Bob Young. All are pictured below, except Bob Donohue and Dr. Heidemann. Also in image are Pat Ligibel (Mrs. Dr. Ted) and Brian Conway, Michigan SHPO.

Photograph provided by Dr. Ted Ligibel, for Post and Lintel, Fall 2014
RECENT PLACEMENTS

Recent positions gained include both current students and Alumni:

STUDENTS

- Ceci Riecker: Associate Director of Development, University of Michigan School of Information
- Rick Wiener: Executive Director, Detroit Land Bank Authority

ALUMNI

- Sami Avery ('12): Furniture Restoration, Custom Cottage, Grand Rapids, Michigan
- Christopher Brown ('14): Development Program Coordinator, Habitat for Humanity of Huron Valley, Ann Arbor
- Matt Borders ('06): Interpreter, Western Maryland Interpretive Association, Sharpsburg, Maryland
- Julie Bunke ('02): Museum Director, Chippewa Valley Museum, Eau Claire, Wisconsin
- Marla Collum ('98): Grants and Partnerships Manager, National Recreation and Park Association, Ashburn, Virginia
- Cindy Danza ('00): Regional Planner, Department of Transportation, New York City
- Rick Finch ('99): Director, Glenn Miller Birthplace Museum, Clarinda, IA
- Kelly Johnston ('12): Information Desk Clerk, Ann Arbor District Library
- Katherine Kirby ('14): Director, Main Street Program, Franklin, Michigan
- Rob Linn ('01): Project Manager, NEPA-Environmental Planning Office, Southeast States Division
- Kim Long ('13): Exhibition Assistant, Detroit Institute of Arts
- Susan M. McBride ('99): Principal Planner, City of Norfolk, Virginia
- Jessica Puff ('13): Historian, State Historic Preservation Division, Honolulu, Hawaii
- Christopher Roddy ('11): Facilities Manager, Vizcaya Museum & Gardens, Miami, Florida
- Gretchen Sawatzki ('12): Associate Registrar, Cranbrook Art Museum and Cranbrook Center for Collections and Research, Bloomfield Hills, MI
- Ginny Schomisch ('14): Director, Main Street Program, Oxford, Michigan
- Scott Slagor ('13): Architectural Historian, Commonwealth Cultural Resources Group, Inc., Jackson, Michigan
- Kari Smith ('11): Project Manager, Packard Plant Project, Arte Express Detroit, LLC.
- Amanda Wetzel ('14): Assistant Director, Grand Travers Lighthouse, Northport, Michigan
- Juliana Rachel Lew Wescott ('13): Marketing Director, Paragon Display Group, Ann Arbor
- Jacob Woodcock ('10): Historic Site Manager for Hilt's Landing Site, Lakeshore Museum Center, Muskegon, Michigan
- Lindsey Wooten ('13): Director, Main Street Program, Wayne, Michigan
ALUMNI PASSINGS

Cynthia Christensen (’09) passed away in Saline, Michigan on April 10, 2014. She was very active in HP since and even before graduation, including serving on the Board of the Saline Area Historical Society and as an intern at the Ann Arbor Historic District Commission. At the time of her death she was serving as chair of the Saline HDC.

PLACEMENT REMINDERS

Katie Dallos (’08) is excelling at her role as Director of the Belleville Area Museum, aka “The BAM” on Main Street in Belleville, Michigan.

Mary Ann Heidemann (’09) is in her second year as Director of Ball State University’s Historic Preservation Graduate Program.

Michael Houser (’91) is still the State Architectural Historian for the Department of Archaeology & Historic Preservation (SHPO) in Olympia, Washington.

RECENT AWARDS

Laura Henderson (’00): Public Education and Awareness Award, Ohio Historical Society

Sharon Ferraro (’94): Daniel L. Becker Professionalism Award for Local Leadership, National Alliance of Preservation Commissions

Sherry Sidick: Interpretation and Education and ‘Rookie of the Year’ Awards, Yosemite National Park

Should you have any questions, concerns, comments, etc., please contact me or Professors Dan Bonenberger or Nancy Bryk.

Looking ahead to another great year...our 35th year of exceptional preservation education!

Dr. Ted
The Polish Flat

Bethany Berdes

During my research for the Polish Flat I have found that there is no “style” or concrete form to this vernacular structure as has been found on the east coast in the early beginnings of the United States. It is important to note that the Polish Flat was not truly a new form but a derivative of the original workers’ cottage found in dense urban populations during this time period. There were other Polish communities in the United States but the Polish Flat still remains an exclusive term for the raised cottage that has been found in Milwaukee. This unique piece of architecture stems from a very distinct type of Polish people that immigrated to the United States during the late 19th Century and it is because of this group of immigrants that the Polish Flat exists. The Polish Flat was born from the Polish culture, the Polish Catholic Church and pure necessity to survive and support a family.

The Polish Flat came into existence due to the extreme cliannish nature of the Poles that seemed to swarm to Milwaukee’s south side. The Polish people that came to Milwaukee came from western Poland. These immigrants came from Polish communities that were tight knit before they arrived in the New World and continued those traditions through to the latest generation. In Poland, they lived in homes that were right next to each other almost living on top of each other and they continued these traditions when they came to Milwaukee.

They migrated to the south side of Milwaukee which was uninhabited but still owned by the city. They chose to settle where no cultural group had yet established roots, unlike other immigrants who chose to settle where the city actually was already built. The Poles did not want to interact with other ethnic groups from anywhere. They wanted to live amongst themselves and create their own community which is now affectionately known as Lincoln Village. This group of Poles recreated a new neighborhood to match what they were culturally accustomed to in Poland. They did not have a choice to build bigger than they did since the lots were long and narrow, approximately 20-30 feet wide and 100-150 feet deep, and this suited the Poles just fine. Their only desire was to own their own property no matter where, the shape or size. This was not difficult for them since this is how they lived before they came to the United States. They lived close together and created a community that had everything they would need so they never had to leave the area. Often within the neighborhood there was a butcher, a grocery, a park, a drug store, a tavern and most importantly a church. The Poles preferred to be with their own kind and their lives revolved around their family, community, and church, making a conscious choice to ignore everything else that was happening around them. Based on Hubka and Kenny’s estimates over “a fifty-year period (1870-1920), ten thousand Polish flats were constructed, representing approximately 5 to 10 percent of Milwaukee’s total housing units. In the area known as the Polish south side, the house type constituted over 50 percent of the housing supply.”

This neighborhood that has become known as Lincoln Village is bounded by West Becher Street on the north to West Harrison Street on the south, by South 5th Street on the east and to South 20th Street on the West. Unfortunately, the origins of this name are unknown at this time but it is believed to have been coined

during the 1980’s according to Jill Florence Lackey. It is amazing that one group of immigrants’ created their own neighborhood that spans only five blocks by fifteen blocks, could have such an influence on the cultural architecture in one community.

The Poles that came to Milwaukee had a strong sense of pride in their family and were very true to their ethnicity, but more than that it was their intense connection to the Catholic Church that drove their belief system including their stoic work ethic. The Catholic Church erected St. Stanislaus almost immediately in this neighborhood before the bulk of Polish immigrants arrived. But before long the Polish community did encounter a problem. As new immigrants continued to flow to the south side their population outgrew the space that was available within this church. The current church could no longer sustain the amount of Catholic Poles that were coming into the neighborhood. This forced the church to split into several other congregations which led to the construction of St. Josaphat’s Basilica which became the center of Lincoln Village.

James M. Johnston articulates these strong ties to the Catholic Church in a Milwaukee Sentinel article dated May 6, 1978. He said the Poles were “like the anonymous builders of the medieval cathedrals, the hardworking, poor parishioners dug the church’s excavation with pick and shovel. They hauled away the earth with horses and wooden wagons. They mixed the concrete by hand and carted it in wheelbarrows to be poured into the trenches.” The Polish people gave of themselves to build their church, some even lost their lives. They gave every extra penny and nickel they could spare. Some people even mortgaged their homes to give the money to the church to help construct it. He goes on to say in the same article that the Church had a direct impact on this neighborhoods’ settlement, social and cultural growth. The church was so unbelievably important to these Poles that the entire community revolved around it. Their church had to be within walking distance of every Polish family. It had to be accessible to every single Pole no matter their lot in life. As Mikos states in Poles in Wisconsin on page 69, “Polish peasants valued land ownership above almost everything, except perhaps their Catholic faith.”

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2 Lackey, Jill Florence, Principal Investigator of Urban Anthropology, Inc., http://www.urban-anthropology.org (written communication received April 9, 2014)
The prospect of grant writing can cause anxiety for many not-for-profit organizations, yet funds raised through grants may be crucial to begin new projects. As an emerging professional in Historic Preservation, I found myself wondering how I would learn this integral skill. Thankfully, the Historic Preservation program offers a course called Funding Preservation Projects that I took last winter with Nancy Bryk. Through this course, I worked with the Michigan Museum Association (MMA) to write a grant to fund a pre-conference board certification workshop.

Lisa Craig-Brisson, director of MMA, kindly took on the task of working with me to collect the information needed to submit a grant application for $1,500 to the Mackinac Island Community Foundation. Between readings and discussions in class and weekly to bi-weekly phone meetings with Lisa, I began to understand the intricate workings of grant writing. I learned collaboration and communication between members of an organization creates a well-written grant at the end of the process. I also learned how the narrative for the grant must communicate a need in the community that the project requesting funds would fill. While the budget aspect still presents a daunting challenge, the course provided the skills needed to create a thoughtful and thorough budget.

On April 9, 2014, the Michigan Museum Association submitted the grant I wrote to the Mackinac Island Community Foundation. A few days later, Lisa e-mailed to let me know that the Foundation agreed to fund the project. My excitement carried me through the end of the semester and finals. I now proudly list this accomplishment on my resume, knowing that I possess the skills needed to help a future employer compile a well-organized and written grant.

Truly, I owe a debt of gratitude to Nancy and Lisa for this experience. The MMA granted me the honor to represent them through this grant while coaching and encouraging me along the way. Lisa also provided insight into the grant writing process that she learned during her own professional career. Nancy’s project challenged us as a class to care about a project enough to write a grant while also allowing us the possibility of experiencing the entire submission process. In my case, it ended in excitement, but as not-for-profit professionals know, grant writing may also end with a no. Out of my class of talented and passionate students, my grant alone received funding at this time.

This upcoming winter semester, Nancy will teach another course of Funding Preservation Projects. Another class of students excited to learn will strive for excellence, working with an outside organization trusting the abilities of Eastern’s Historic Preservation students to write a grant. Some will receive funding, others will not. Does failure to secure funding once make someone a failure at grant writing? I think not—one only fails when their fear of grant writing overcomes their passion for the project at hand.
The information in this paper was gathered during a personal interview with Richard Story at the Wayne Historical Museum on the 21st of November 2014. The Wayne Historical Museum is located in the heart of downtown Wayne, at 1 Towne Square Street. It is currently owned by the city of Wayne and is operated and managed by Mr. Richard Story. While interviewing him it was discovered that Richard is the fourth generation of Story’s in Wayne and that his great grandfather was the village marshal in 1876.

The Museum is a two story building of brick and wood construction with a mansard roof. The Old Village Hall, as it was once called, was listed in the Michigan State Register of Historic Sites on October 23, 1986.

The village of Wayne was created in 1860 and the early council meetings were held where space could be found or rented. This was largely inconvenient and in 1876 the decision was made to construct a town hall and jail, although the building was not started until 1878. This was due to the disputes about the design of the building (several plans were accepted and then changed) and also about the legality of it being built in the town square. Eventually a final design was approved and James Lewis of Detroit won the final bid and built the hall for $1,415. However the very top of the structure wasn’t completed for another 2 years because the city did not want to pay an extra $60 and in the end it cost them an extra $210 to finish.

The first floor was used for all of the village offices (voting, taxes, justice of the peace, etc.). Renting out the “front offices” brought in revenue for the village. There were many requests by different organizations to use the space. The second floor was reserved for council meetings.

The basement was the jail and there were two cells available for prisoners. The very first person to spend the night in lockup was Henry Sherman, he had a few too many drinks and was causing a disturbance at a
local entertainment hall. As it is told by Mr. Story, they didn’t really have great law breakers or criminals back then, it was just for the drunks or people that may have been out of line or committed some minor offense.

In 1911 the first fire department was started and was housed in the village hall. The building was expanded in 1914 and a garage was added to the side of the building, this was only a one story addition. The two-man Wayne police department was started in 1926, this was also housed in the village hall. Before this there was just a village marshal that upheld the law in town (who happened to be Mr. Story’s great grandfather). The purchase of their first motorized fire truck, a 1928 American LaFrance fire engine, prompted the second expansion of the building and three more fireman were hired.

For 70 years the village hall was the seat of local government, but the village was growing and developing and could now afford to put up separate structures for the different departments housed in the building. In 1948 the water department moved to a new building, this building would eventually become the new city hall. The police department moved to a new building in 1950, and the upstairs of the village hall was remolded as the living quarters for the fireman who were now on call in shifts 24 hours a day (two shifts of four men). You can still see the fireman’s poll in the museum today. In 1952 the fire station moved to its new home and all that remained was the chamber of commerce and the Military recruiting office. At some point the original brick on the exterior was painted white.

The Wayne Historical Society was created in 1958 and they convinced the city to let them use the town hall as a museum. It was run and funded by the historical society and everything in the museum belonged to them. They commissioned the sandblasting of the exterior walls back to their original red brick.

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“The greenest building is the one already built.” – Carl Elefante

The ever-increasing movement of sustainability has convinced humanity to change their appreciation for the old and the used. With the mantra of: “Reduce! Reuse! Recycle!,” modern sustainability and environmental movement act to conserve natural resources, preserve the wilderness, and limit pollution. Historic preservation offers an excellent avenue for sustainability by acting as the ultimate recycling strategy.

Historic preservation offers many benefits, including retaining a community’s sense of place as well as stimulating the economy. But those are only a few of the advantages that support the preservation and reuse of existing buildings. Real estate is an asset that typically has a long physical and economic life. By maintaining and restoring a building, preservation acts to further elongate the life of a building. More time equals more revenue.

A new building is not necessarily better just because it is new. New buildings tend to be built to be replaced with a short lifespan. Older structures in comparison, were built to last through wear and tear. Sturdy construction helps prevent the need for a multitude of repairs. Also, most historic buildings do not require complete transformations in order to retain their usefulness. As such, rehabilitation is more cost-effective than starting anew. While the ill-informed might argue that it is somehow cheaper to rebuild rather than rehabilitate and restore. Facts instead show huge monetary cost as well as environmental.

Embodied energy offers another element to the argument for preservation, conservation, and rehabilitation. When a building is torn down, we lose not only the structure but also the total amount of human and mechanical energy that originally went into its construction. Destruction requires new energy. Unless a building is no longer required, then an excessive amount of human and mechanical energy will be needed on a completely new building.

It should be noted that building demolitions release toxins and other pollutants directly into the air, water and soil. They also produce massive amounts of debris that often land in landfills. Taxpayers pay to maintain landfills. Demolition and removal of waste materials require the use of more non-renewable energy and increases the necessary time to correct the failing environment. Preventing destruction of a current building assist in reducing the harm the human civilization is enacting upon the earth and future humanity.

If environmentalists truly wish to assist, they should start looking at historic buildings as a tool. It is only logical to preserve and conserve, not destroy. To produce a better future, civilization must be willing to use everything we have and then re-use it!
The Gilbert Mansion is located within the Historic District of Ypsilanti, Michigan at 227 N. Grove St. Grove St. is a 4.5 mile stretch of road that begins in the city of Ypsilanti and travels south into Ypsilanti Township. The road had been known as the trail to “the grove” when the area was a farming community during the 1820s (Jackson, 2000). Today, the surrounding neighborhood is residential, located on Ypsilanti’s east side and consists of predominantly single-family homes. The residence there are a diverse group of young couples, professionals, professors, and more who can enjoy the amenities of the adjacent Depot Town (Firant, 2008).

The Mansion is currently zoned R4, which is intended for multi-family, high-density residential property. The land was rezoned prior to the development of the mansion in the 1980s by Steven and Chris White of Farmington Hills, Michigan. During the 1980s, the White brothers purchased and renovated several homes in Ypsilanti, turning them into apartments. 611 and 615 Pearl St. are examples of a $100,000 project completed by the White brothers prior to their pursuit of the Gilbert Mansion in 1986. The brothers had a reputation as ambitious developers who saw the vitality of Ypsilanti’s future and wanting to be a part of the communities success story (Cobbs, 1986). The Gilbert Mansion presently serves as luxury apartments under operation of the White brothers’ construction company, Osprey Construction.

The history and development of the Gilbert Mansion spans nearly 150 years with three prominent periods of significance. First, the house served as residence to the Gilbert and Smith families until the Great Depression. Afterwards, the mansion became a community center for youth and finally, after suffering a period of neglect, the White brothers completed a renovation.

The Gilbert Mansion’s first period of significance was during its use as a single-family residence for prominent businessman and local politician, John Gilbert Jr. and family. The French, second empire house was built in 1861 and is widely understood as the first of its kind in Ypsilanti. The house was approximately 8,000 square-feet, thirteen rooms, and originally surrounded by gardens, a fountain, and artificial lake (Jackson, 2000). It was not until the 1920s that the house became Daniel Smiths, who had installed all the heaters in Detroit’s streetcars. During the Depression, the house was acquired by the city due to nonpayment of taxes.
After acquisition, the Gilbert Mansion became a social center during WWII and the 1950s (Mann, 2008). This marked the end of the house’s single-family use.

In congruence with its second life as a community center, the Gilbert Mansion fell under lease to the Boys and Girls in the early 1960s through 1981. During this time the mansion’s overall condition slowly declined. In 1970 the Boys Club abandoned the building for a new facility built on site shortly after. By 1974, the newly founded Girls Club of Ypsilanti subleased the mansion from the Boys Club and stayed seven years before moving out. Under the sublease agreement, the Girls Club was expected to maintain the building. However, both clubs left the building due to its declining condition and unobtainable repair costs. In 1988, an effort to help stabilize the mansion’s roof combined funding from a small cities grant ($23,000), the Michigan Historical Society ($20,000), and other city funds ($3,000). Despite the $46,000 partial-roof repair, the mansion’s stability continued to decline and eventually became too dangerous. Broken windows, faulty wiring, structurally unsound chimneys, and sagging cornices forced evacuation in 1981 (Miller, 1980).

In April of 1985, the Gilbert Mansion was assessed at $36,500 and put up for sale. The city asked for development proposals and tried to sell the project by advertising the mansion’s tax credit eligibility, flexible sale price and negotiable zoning. The entire project was estimated at approximately $150,000 to $300,000 in structural and cosmetic repairs (DeSimone, 1985).

The last period of significance for the mansion began when the White Brothers’ $180,000 project proposal – all of it private funding - was accepted in 1987. The proposal was approved by Ypsilanti City Council, Ypsilanti Historic District Commission, and the Michigan Historical Commission.

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I met Samantha Graves and her family earlier this summer at the Campbell-Deyoung Farmstead, where I was participating in my graduate program’s field school. I am currently a master’s candidate in the Historic Preservation program at Eastern Michigan University. A major requirement for graduation is participation in a week-long field school program to get hands-on experience with restoring historic buildings and sites.

For a number of years now, our program has worked closely with the Leelanau Conservancy to restore the farmstead buildings at the Deyoung Natural Area on Cedar Lake. While we have been focused on honoring the human history of the site, the conservancy has been working on learning from its natural history with the objective of producing a working future for the farm.

Samantha’s Healing Tree Farm was the winning contender when the conservancy called for applications from local farmers to lease twelve acres of the land to raise their crops and livestock. Her farming practices (which operate under the principles of permaculture) make for a perfect partnership with the conservancy as they intricately tie in with the historical focus of the farmstead, adhering to natural patterns and techniques of the past to bring new life to this site.

Samantha runs Healing Tree Farm at DeYoung with her husband Christopher, and children, Kennedy, Ava, Lucy, and Topher, along with a wonderful group of volunteers. She was kind of enough to respond to my interview questions to provide you with some great information on a better, more environmentally-aware method of growing our food.
**What is your definition of permaculture?**

Permaculture is an approach to farming that mimics how the forest ecosystem manufactures soil, regulates soil temperature and moisture, and offers habitat to a diverse number of plants, birds, insects, and even mycelium and bacteria living within the soil. “Permaculture” is short for “permanent agriculture”. Plants are typically perennial, and grown in groupings that support soil and plant health, and offer humans food, medicine, dyes, etc.

**What are the Principles of Permaculture?**

- **Observe and Interact** - “Beauty is in the mind of the beholder”
  By taking the time to engage with nature we can design solutions that suit our particular situation.

- **Catch and Store Energy** - “Make hay while the sun shines”
  By developing systems that collect resources when they are abundant, we can use them in times of need.

- **Obtain a yield** - “You can’t work on an empty stomach”
  Ensure that you are getting truly useful rewards as part of the working you are doing.

- **Apply Self-Regulation and Accept Feedback** - “The sins of the fathers are visited on the children of the seventh generation”
  We need to discourage inappropriate activity to ensure that systems can continue to function well. Negative feedback is often slow to emerge.

- **Use and Value Renewable Resources and Services** - “Let nature take its course”
  Make the best use of nature’s abundance to reduce our consumptive behavior and dependence on non-renewable resources.

- **Produce No Waste** - “Waste not, want not” or “A stitch in time saves nine”
  By valuing and making use of all the resources that are available to us, nothing goes to waste.

- **Design From Patterns to Details** - “Can’t see the forest for the trees”
  By stepping back, we can observe patterns in nature and society. These can form the backbone of our designs, with the details filled in as we go.

- **Integrate Rather Than Segregate** - “Many hands make light work”
  By putting the right things in the right place, relationships develop between those things and they work together to support each other.

- **Use Small and Slow Solutions** - “Slow and steady wins the race” or “The bigger they are, the harder they fall”
  Small and slow systems are easier to maintain than big ones, making better use of local resources and produce more sustainable outcomes.

- **Use and Value Diversity** - “Don’t put all your eggs in one basket”
  Diversity reduces vulnerability to a variety of threats and takes advantage of the unique nature of the environment in which it resides.

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The Village at the Grand Traverse Commons

Sophia Myslinski

The Grand Traverse Commons, formerly known as the Traverse City State Hospital and Northern Michigan Asylum, is located in Northern Michigan. The Village at the Grand Traverse Commons is a portion of the complex that was the mental health facility. The Traverse City State Hospital housed centralized patient care buildings and this part of the property is the Village. Other portions of the original property now include a hospital, senior living facilities, parkland, and the Traverse City Area Intermediate School District Administrative building. This report will focus on the Village solely.

The Village at the Grand Traverse Commons is typically associated with the oldest building, Building 50. However, the Village is a large campus consisting of Building 50 and the surrounding cottages. In terms of Historic Preservation, the Village at the Grand Traverse Commons is very interesting because of its history, adaptive reuse, and its historic preservation methods.

Location
The Grand Traverse Commons is located in Traverse City, Michigan. It is roughly one mile South East of the West Arm of the Grand Traverse Bay and one mile from Downtown Traverse City. The site is at the base of a hill that has a commanding view of the bay. The main entry to the campus is a continuation of Eleventh Street, a residential street.

The location of the Traverse City State Hospital was very important when built. The commanding views of the bay gave patients an incredible view. The location was important to the idea “Beauty as Therapy,” which was the popular medical belief for mental health at the time (Miller, 2005, p. 7). The Traverse City State Hospital

An aerial of the Traverse City State Hospital, 1932. The hospital is in the bottom right corner and the West Arm of the Grand Traverse Bay across the top of the photo. Copyright of State Archives of Michigan.
purposefully built a small fence with a gate, used only for aesthetic reasons, around the facility (Miller, 2005, p. 66). The superintendents and builders wanted to keep the patients in, but didn’t want the facility to be closed off to the public. A good example of an isolated plan is the Eloise Hospital in Westland, MI (where the entire compound was surrounded by a large fence). Rather, Traverse City wanted the community to be able to come in and use the land like a park. The hospital included picnic areas and a mini-golf course that were accessible to the public (Miller, 2005, p. 66). The beautiful grounds and location were supposed to be cherished by all.

**History**

Perry Hannah, the father of Traverse City, campaigned for the asylum to be built in Traverse City because he knew that the area needed another source of income when all of the lumber was gone (Miller, 2005, p. 7). The State of Michigan approved and funded the project. Building 50 of the Traverse City State Hospital was built in 1885 and the hospital was in operation for 104 years. Building 50 was designed following the Kirkbride Plan. The Kirkbride Plan was popular at the time and was used while designing two other Michigan asylums in Kalamazoo and Pontiac. Of the three Michigan Kirkbride asylums, Traverse City State Hospital is the only remaining.

The Kirkbride Plan used symmetry and consisted of a central administrative building with extending wings used for patient care (Decker, 2005, pg. 1). The linear plan used for Building 50 made sure there were no courtyards (Decker, 2005, pg. 3). Courtyards were avoided so patients would not see other patients from different wards. There were two wings, one male and one female (Decker, 2005, pg. 2). Building 50 is Italianate in design and all rooms have large windows and access to fresh air.

The Kirkbride Method to mental health held the belief that fresh air and surrounding yourself in beauty helped cure mental illness. The architecture and surrounding property were considered key in healing patients. Building 50 is 3 stories with a basement that is 5ft above ground. The interior had hard maple floors and casements, arched doorways, wainscoting, cabinets, and shelves were built out of hardwood pine and sometimes birch (Decker, 2005, pg. 3). The building boasted 13 to 16 foot ceilings with 8 foot tall windows in each patient room. The entire building is white brick that was coated with plaster on the interior walls.

Soon after Building 50 was completed, mental health’s popular belief shifted to the idea “Work as Therapy” (Miller, 2005, p. 7). This meant that instead of having relaxing days staring at the bay, all capable patients were given a job to do on the 668 acres of land. The farm operation was largely self-sufficient for most of the time it was open (Miller, 2005, p. 7). The operation included livestock and fruit orchards. The livestock was so well known that the property has headstones for its award winning dairy cattle. This exemplifies the grounds as more than just a facility, rather it was a community.

As time progressed more and more cottages were added to the complex. Some cottages were added because they had an influx of patients, and some buildings were specialized like tuberculosis units. Over the history of the campus there were a total of 59 buildings (Johnson, 2001, p. 30). All mental health facilities closed down in 1973 and the building was completely abandoned in 1989.

*Continued on Page 45...*
3 Strategies: How to Receive Maximum Return on Your Grad School Investment While Still in School

Lori Taylor-Blitz

I am sure this is a question we have all asked ourselves at least quarterly if you receive any financial aid to supplement your tuition and living expenses. I have pondered upon this topic a few times and somehow feel I am not alone. We as Historic Preservation students have many opportunities circling us as we advance in our programs. This is a short list of ideas worth sharing.

This semester, I set a goal to attend at least one conference, a few Preservation Eastern activities, and enroll in one distant learning class. First, to make these goals attainable, it requires careful budgeting. Make a plan to set aside some funds for travel at the beginning of your semester. Apply for scholarships to assist you with your professional development. I applied for two scholarships for two different conferences: Michigan Museums Association, “Reinventing the Traditional,” and National Trust for Historic Preservation, “Past Forward.”

So, to begin this conversation make sure you pay close attention to the HP Forum email updates. Most of your opportunities begin this way and this tidbit of advice is frequently advised by all of the instructors. However, I mention again because with the EMU Gmail migration, I now find all of the program updates under the Forums tab. I am sometimes startled at how many emails get categorized with this label and go unrecognized because they do not show up in my primary list. This can be changed in your settings, but it is not so bad once you figure out how Gmail sorts your correspondence. The HP forum updates have an abundance of opportunities listed weekly for internships, conferences, schedule updates and job leads.

Another fabulous opportunity for students in our program is to try a distance learning class. Every semester, at least one class is offered off campus, usually up north in Traverse City (next semester Dr. Kim Kozak is offering a travel abroad class in Nova Scotia). What I like about classes taught off campus is you learn about different landscapes and cultures in other regions. The classes travel to various sites beyond the classroom to research and document issues of importance to selected communities. This activity goes beyond curriculum and challenges me as a student to think about where I might find regional primary sources and adapt to my classroom experience. A beloved mentor of mine called this, “History on the Hoof!”

The third strategic plan for me to maximum my Grad School experience this semester was to attend at least one conference. Conferences are an important aspect in professional development. As you may know, EMU Grad School recently hosted the 2014 Graduate Conference (http://www.emich.edu/graduate/news_events/research_conference). The graduate school provided workshops to assist with conference presentation strategies. Graduate students who were interested in presenting for the conference or in the future were invited to attend. I attended three sessions: Poster Design, Academically Speaking, and Prezi Workshop. I learned an incredible amount of information and I am excited to apply these principals in my future presentations (I have handouts from each session if anyone is interested).
interested). This was an incredible resource and I encourage you to attend the workshops the next time they are offered. You will never see presentations in the same light again.

I attended two conferences this semester. First conference was the Michigan Museums Association conference at Mackinac Island. I attended a session about collaboration with other agencies and the social impact for our communities. The presenting agencies were the Dennos Museum Center, Grand Rapids Art Museum, Historic Charlton Park and the Holocaust Memorial Center. The speakers discussed how a grant received was used in an outreach program for a youth detention center. The concept involved sharing cultural details with incarcerated juveniles about the Holocaust and how it could invoke an empathetic understanding about individuality and create a new hope for life after release with no recidivism. The teen inmates were given a copy of The Diary of a Young Girl, by Anne Frank and a diary of their own. They participated in discussions about her experience, journaling and made connections to her small window to the world. As we all know she hid with her family for over two years before her family was captured and sent to a concentration camp. Incarcerated teens made their own connections and journaled as they too only have a small window in their individual cells. It was a well presented and interesting session. The big idea here was to show creativity and how various organizations collaborated with one another and planned a program which addressed social situations and creatively funded Historic Preservation and reframed challenges as opportunities. The idea was also channeled at the National Trust for Historic Preservation conference in Savannah by keynote speaker James L. Bildner. He is a managing partner at the Draper Richards Kaplan Foundation and his presentation looked at philanthropy categories of giving, and guess what? Historic Preservation was second to last in being funded, barely beating other. He built upon the idea that Historic Preservation can be funded, but should not necessarily be one of the key terms in grant applications. As a well-respected leader in philanthropy, he suggested funding requests first begin with focusing on social problems such as housing, education, etc…. and preserving a landmark or structure is part of the solution.

Both conferences covered many different projects and a recurring voice spoke of collaboration and networking with many differently connected agencies to find good solutions worth funding. Both conferences included a session of student speakers. At the Michigan Museums Association Conference, I had the pleasure of listening to our own EMU students: Mallory Bower, Allison Savoy, and Steven Stuckey. They were well prepared and engage the audience well. Check out the tweets: https://twitter.com/MichiganMuseums/media, https://twitter.com/hashtag/PastForward?src=hash. Both conferences presented an abundance of network possibilities. This brings me back to the point of this submission: How to Receive Maximum Return on Your Grad School Investment While Still in School, be engaged, do some history on the hoof, meet other professionals and make connections. You’re going to need it in the near future. Share your enthusiasm, and as a soon to be alumni, pay it forward.
In the state of Michigan four things define what it means to be a Michigander: cars, the Great Lakes, music, and sports. It is in this last category that the state of Michigan and the city of Detroit are both doing themselves a great disservice by not acknowledging and not highlighting a wonderful property associated with one of the greatest sports figures to ever put on a uniform in the Motor City.

To understand the significance of the site that will be presented in this report one must understand the man associated with the site and the business that made him famous. Baseball, for its almost 160 years of history, is still considered “national past time.” The term was first created in the 1850’s as a way to associate baseball with the public’s health and well-being. The sales pitch still works, with thirty major league teams affiliated with 19 minor leagues hosting 243 teams, this too along with numerous independent leagues and teams and teams at every level of education. The Baseball Hall of Fame in Cooperstown has had over fifteen million visitors in its 27 year history. The city of Detroit is a place where the national pastime is always on the minds of its residents who average 38,000 fans in attendance at Comerica Park. The Detroit Tigers are one of modern baseball’s oldest teams and their fans put the importance of their Tigers in the history of the game right up there with the New York Yankees, Boston Red Sox, St. Louis Cardinals and the LA (formerly Brooklyn) Dodgers. When the Tigers tore down Tigers Stadium at 2121 Trumbull Street, in 2008, they tore down a stadium that had seen 3 name changes, eleven World Series, and nineteen hall of fame players and coaches. Then the Detroit Tigers built Comerica Park 2000 in downtown Detroit at 2100 Woodward Avenue, and having understood that they would lose a major part of their team history if and when the old Tigers stadium would be torn down, the team decided to celebrate it’s past by building life size statues of its most famous players at the new Comerica Park.

Walking around the stadium one see players such as Charlie Gehringer, Hank Greenberg, or Al Kaline and all the statues look similar, men standing either in a batting stance, or pitching, or fielding but one statue stands out as its subject is almost floating horizontally in the air both legs kicked out toward the side. This is the statue of Tyrus Raymond Cobb a.k.a. Ty Cobb a.k.a. The Georgia Peach memorialized in one of his famous feet first slides. For 22 years Ty Cobb wore the Detroit Tigers uniform and in that time would play 2805 games, be a part of three World Series teams, hold a .369 batting average, score 2,807 runs, hit 1828 RBIs, have 865 stolen bases, achieve a dozen batting titles and 1 League MVP. Cobb would also wear the hat of manager for the Tigers for six seasons from 1921-1926 compiling a record of 479 wins to 444 losses. For his career as a player Cobb’s .367 average is ranked first, his runs scored second, his hits second, his triples second, his stolen bases fourth, his doubles fourth, and his RBI total sixth all time. How respected was Ty Cobb by baseball? In 1936, the newly formed National Baseball Museum and Hall of Fame in Cooperstown, NY selected their first class for the Hall of Fame: the men of this class would come to be known as “the immortals.” The men who
determined who would make the first Hall of Fame cut were the Baseball Writers Association of America, these men had one job… to watch baseball, they were the gate keepers and when it came time to pick the first person to be inducted into the Baseball Hall of Fame one man had more votes than men like Babe Ruth, Honus Wagner (whose baseball card can now be worth over 1 million dollars) and Cy Young (who the modern award for best pitcher is named after) and with 222 votes that man was Ty Cobb, both Ruth and Wagner would tie for second with 215 votes. vi These men, like the athletes who played the game, who made baseball their living declared Ty Cobb the first immortal of baseball. It is in this context that the property documented in this report takes on its significance.

The property that is the focus of this report is a home that Ty Cobb and his family lived in from 1911-1913. Cobb had lived in other places in Detroit including the old Pontchartrain Hotel and also in the Boston-Edison neighborhood at 800 Atkinson; both of these properties are no longer standing. vii Cobb chose this location as it was within walking distance of Bennett Park, where the Tigers played from 1896-1911 until it was torn down to build the larger Navin Field on the same site. In the three years Cobb lived at this location he enjoyed his only AL MVP in 1911, 1911 would also be his best year for runs in a season, his best year for batting average, his second best year for stolen bases, and best year for slugging percentage. 1912 and 1913 would also be banner years for Cobb being his two highest hitting seasons resulting in two American League batting titles. vii

Location

The property is located at 4117 Commonwealth Avenue in the Woodbridge neighborhood of Detroit. The property’s parcel number is 08006260.001. The Woodbridge neighborhood in Detroit is on the National Register of Historic places and has been since 1980. In 1997 and 2008 this historic district had its boundaries increased.
Mallory Bower, Director

Mallory starts her second year in the Historic Preservation program this fall. She holds a Bachelor of Arts in History and Chemistry from Albion College. Mallory plans to pursue employment in a museum setting, focusing on the intersection of history, sustainability, and community. Currently, Mallory holds the Michigan Department of Transportation graduate assistantship. She also worked at the Mann House this past summer and the Saline Historical Society in May, both opportunities secured through her involvement in the Historic Preservation program. In addition to her passion for historic preservation, Mallory is an avid equestrian and enjoys volunteering throughout southeast Michigan.

Bethany Berdes, Assistant Director

Bethany was born and raised in Milwaukee, Wisconsin. She moved to Michigan from Los Angeles, California, in 2010 after working at Warner Bros. for fifteen years in television. She is in her second year in Eastern Michigan University’s Historic Preservation Program with a concentration in Preservation Planning. She received her Bachelor of Arts from Ripon College in English and Theatre. She currently works at the Michigan State Historic Preservation Office in Lansing as the Executive Secretary. She also enjoys spending time working on genealogy research. She likes to spend her free time with her husband, mastiff, eight pugs and six cats at home in the country near Webberville.

Chelsea Sturza, Business Officer

Chelsea is in her second year at EMU’s Historic Preservation Program with a Preservation Planning Concentration. Historic Preservation was a natural progression after receiving an undergraduate degree in Architecture from Lawrence Technological University. During that time she also studied abroad in Italy and worked in the field as a designer for adaptive use projects. Currently, Chelsea is working at the State Historic Preservation Office and filling her free time with school, travel, art and cooking.
Samantha Malott, Communications Officer

Samantha Malott is in her fifth semester in the HP program after earning her Bachelor of Arts degree in Anthropology at Oakland University. Her passion for culture and alternative learning methods has her pursuing the Tourism and Heritage Interpretation track. During her undergrad years, Samantha worked as a museum assistant at Meadowbrook Hall which inspired her to further her education in the historic preservation field. She is currently working at Kelly Services in HR and has volunteered at the Ann Arbor Hands-On Museum. In her spare time, she enjoys dabbling in aerial arts, painting, and trying new restaurants.

Megan Blaha, Activities Coordinator

She is currently in her second year of study in the Historic Preservation Program at EMU, with a general concentration focus. Megan received her Bachelors of Science with a major in History and a minor in Literature from Eastern Michigan University. She is currently working as an associate at a canine boarding facility and has also volunteered her time as a Docent at the University of Michigan’s Kelsey Archaeology Museum in Ann Arbor. Currently, she lives in Ann Arbor and in her spare time enjoys reading, hiking with her hound, photography and generally anything to keep her outside and moving.

Nancy Bryk, Faculty Advisor

Nancy E. Villa Bryk has been an Assistant Professor of Historic Preservation at Eastern Michigan University since August 2011. She has worked at the Ann Arbor Hands-On Museum and The Henry Ford in Dearborn, MI. Some of Ms. Bryk’s projects have involved the Motown Sound Exhibit, Motown Studios reinstallation, R. Buckminster Fuller’s Dymaxion House (project director), the D.T. & M. Roundhouse (project director), as well as having interpreted and furnished over a dozen buildings in Greenfield Village.
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The Polish Flat

Bethany Berdes

Included are four Sanborn Fire Insurance maps to illustrate how the neighborhood spiraled out from the church. Two are from 1894 and two are from 1910. Maps A and B show the blocks directly surrounding St. Josaphat’s Basilica and the Maps C and D show the blocks directly north of the church. The Poles began arriving around 1870 and by 1894 the area directly surrounding the church was well populated. If you compare it to 16 years later, the population had become even more dense (See Maps A and B). If one looks at Maps C and D one can see that the population is sparser the further away from the church. Map D does show that by 1910 the neighborhood was well populated.

Map A - Sanborn Map, Milwaukee 1894, vol. 3, sheet 321 Courtesy of University of Wisconsin Milwaukee Website
Map B - Sanborn Map, Milwaukee 1910, vol. 5, sheet 511 and 513 Courtesy of University of Wisconsin Milwaukee Website

Map C - Sanborn Map, Milwaukee 1894, vol. 3, sheet 318 Courtesy of University of Wisconsin Milwaukee Website
It was the combination of their cultural strength, dynamic heritage and love of the Catholic Church that the Polish Flat came into existence. The Poles from the South Side of Milwaukee are known for being reclusive, strong and extremely resourceful.

They built incrementally as they could afford to do it, as inexpensively as possible and as they needed to in order to within fit their lifestyle. They would buy a lot and build a structure to live in and as a family grew or when more family came over from Poland they would remove or lift the structure to build a lower level which resembled a basement and place the original cottage back onto the masonry foundation. Each floor would have its own entrance. They were multi-family units and were sometimes rented out but it was almost always people from the same family that lived in these flats.

The most distinguishing identifying feature of the Polish Flat is the steep staircase leading up to the second story of the structure and the peculiarly raised basement story. It is important to note that the basement portion “was sunk only three to four feet into the ground in order to allow for standard residential windows of three to four feet in height.”

The flats were originally constructed as three to four room workers’ cottages with front-gables. There was usually a living room or a parlor and a kitchen and two small bedrooms. The four rooms could be in any configuration. In an article from the Milwaukee Journal the importance of the common living area is explained. “As a rule, the bedrooms were undersized and the kitchens oversized. (John) Gurda said this

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suggested that common living space was put at a premium." The original four room cottage became the second floor in a Polish Flat. The addition became the first floor and did not follow any typical floor plan that has been documented. A floor plan has been provided as an example. Please see Figure A as an example of a floor plan for the first floor addition in a Polish Flat. In addition a photo of the building for the floor plan is Figure B.

According to Ostergren and Vale in Wisconsin Land and Life “a larger home was constructed by joining two cottages back to back.” The last common form of incremental building was that the Poles would start with a one room cottage almost always at the back of the lot but sometimes at the front. These one room cottages would usually end up being added to the second cottage as a shed and then raised with the cottage when the basement portion was added. The original one room cottage was not always added to the second home. Sometimes they would be left at the back of the lot and used by other family members or rented out for income. These homes were always simple since the Poles were quite poor. In later years, they would add fish scaling siding on the front gable to dress it up or add clipped gables (See Figure C).

They used additive architecture for their needs and lifestyle. “The reconfigured workers’ cottage should be seen as an evolving physical and cultural setting in which immigrant Poles adjusted, altered, and finally incorporated an Americanized vocabulary of house forms and patterns of living guided, in part, by an ideology of domestic reform and their own predilection for homeownership." From my driving and visual survey I noted that the people in more recent generations continue to use this concept of evolving or additive architecture. It seems as if the basic structures in this neighborhood have not changed but have been added to over the years. As you can see in Attachment A, front and back porches have been enclosed, bay windows have been added, backyards and their fencing have been removed to create more parking. I would have to agree with the statement earlier that surmised that fifty percent of the housing architecture in this neighborhood is still comprised of the Polish Flat in form. Other forms are typical duplexes, and two-story single family homes. Some of the buildings appear to have been split up into apartments as well.

There is one building type in Milwaukee that I have not been able to find any published documentation about except through oral history and contemporary photographs. There was a fuel shed on each

lot to hold coal or whatever else the family would use for a heating source. Many of these sheds still remain and are now used as storage sheds for the current owners. Please see Figure D.

In today’s world we are always trying to find a “Sense of Place” for a community. The Poles knew their “sense of place” before the term was even coined. The Poles, immediate family and neighbors alike, interacted and shared their everyday lives. The creation of the Polish Flat is a direct result of the material cultural and heritage of the Poles as well as the importance and significance of the Catholic Church to this neighborhood. They created a neighborhood with which they identified, they made sure it had mixed use so they had everything they needed within walking distance, and they were all invested in it together. They created their own sustainable community. The original Poles who immigrated to Lincoln Village contributed greatly to the foundation of this neighborhood and to the evolution of what is known today as the Polish Flat.

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Continued...

Wayne Historical Museum

Ashleigh Czapek

Sadly the ownership of the building by the society only lasted two years until they ran out of money and then they went to the city and asked for help. The city agreed to keep the building as a museum as long as the society would donate all the archives to the city of Wayne. The society agreed to this, even though according to Mr. Story it has been a point of contention for many years. Since then it has been run by a curator who is hired by the city (only 4 people have held this position).

The building was remolded once again in 1985 with additions to the north and south costing $187,000, all of which was donated money. Then in 1986 as stated above it was listed on the Michigan State Register of Historic sites.

Courtesy of Wayne Historical Society
The primary historic purpose of the site is to allow people to see and learn about the history of the city of Wayne. This building has been involved in so much of the history of the village and city of Wayne that it would be a shame for it not to be protected. This building was the center of life for the village. Elections and public meetings were held here and momentous occasions were celebrated and recognized. The building is also the last surviving example of the second empire style in Wayne County. This style is identified by its mansard roof and dormer windows and was very popular through the 1860’s and 1870’s.

The Museum receives over 1,000 visitors each year. Now this does seem like a small amount, but considering that the museum is only open on Thursdays and Fridays from 1PM to 4PM this is not as small a number as you might think. The Wayne Historical Society also holds their meetings in the museum. There is no cost for admission or for research to the general public. The museum is funded mostly by the city of Wayne, it receives $14,000 per year. It seemed as though the management or operator position was on a volunteer basis until recently. It is unclear if it was always this way, but Mr. Story is now being paid a salary out of that $14,000. Since the museum does not charge for admission or research, it generates revenue by selling books about the city of Wayne and the fire department. The museum also receives donations from the Wayne Historical Society and other sources.

What the museum really needs is community education and involvement. It does not seem like most people there really know much about the museum and with such odd hours it’s no surprise. If there were more members of the community involved then the museum could possibly be open more than six hours a week and people could use this wonderful resource of information about the city of Wayne and its development. Getting the local schools involved would also be helpful. Field trips to the museum so that kids can see what is available and learn about the past would be great. This would even work with the current schedule because the only hours the museum is open is during the school day. Starting some community centered events to try and get people interested again would be a great way to start the ball rolling with more community involvement. Mr. Story could also talk to the Main Street program in town about having some kind of event, I am sure Lindsey would be glad to help out.
The brothers bought the house for $1 plus the cost for constructing a fence ($2,500) between the house and the new Boys and Girls Club building next door. The sale agreement stated that the houses exterior was to be restored to its original appearance, new structures were prohibited and if the brothers ever decided to sell the property, the city would have first refusal (“Gilbert,” 1987).

The project started off to a rough start and was nearly canceled due to union pressure. Union electricians, plumbers and heating workers insisted that the project use union labor. Because the project was privately funded, the White brothers were not required by law to include any union labor in its completion. Despite this, the brothers reluctantly included union labor after negotiations were made. However, the brothers drew the line at carpentry. Union carpenters were not used for the project because “…carpentry, painting and other work not subcontracted to the other three unions (was) done by the brothers at minimal pay”. According to the Whites, the project was only affordable because of the work they could do themselves and that hiring all union labor would price them right out of the project. They also reminded the union that if the project were to fall through, so would the jobs already negotiated as well as the increased property tax revenue for the city (Oppat, 1986).

By February of 1988, the project was nearing completion. Many of the houses original features were saved such as the curving sunroom on the south side of the building and a four-story tower attached to the back of the house. Old paint was removed and the house was repainted sea green with dark green trim. Once the impressive mansard roof was cleaned, floral pattern in the slate was revealed. A six-panel door with etched glass that opens to an entry of authentic mosaic tile was saved. In addition, the original oak floors were refurbished throughout the house (Cobbs, 1987).

The mansion was separated into three two-bedroom apartments and four one-bedroom apartments that range in size from 785 square feet to 1,200 square feet. Each unit is equipped with a separate heating system, central air and access to shared laundry facilities in the basement. In 1988 the first
tenants moved into the Gilbert Mansion paying $650 to $850 monthly (Cobbs, 1987). That same year, the project was awarded the “Outstanding Structure of the Year” award by the Ypsilanti Heritage Foundation.

Today the Gilbert Mansion and surrounding neighborhood continue to be a well maintained and historic parcel of Ypsilanti. However, this does not mean that further development of the neighborhood has been overlooked. The city has considered proposals that activate the site by including a variety of residential housing typologies while enhancing density to further stimulate a tax base. Local developers recognize potential for community enhancement and have purposed plans to the city of Ypsilanti.

Both plans include the demolition of the new Boys and Girls Club which has been empty since 2010 and is generally thought of as lacking importance.

Peter Allen & Associate’s first proposal concerned the development of 82,000 square feet in the form of several for-lease apartment buildings. The design was targeted toward a young professional demographic and sensitively resolved issues of new development in historic districts. “Because one of the main considerations in new development in historic districts is the development’s adherence to the historic character of the area, high-rises are often prohibited. However, with the downward sloping terrain away from the historic district, the new development can reach three or four stories while respecting the surrounding character” (MEDC Fellows and Peter Allen & Associates, 2013, pp 3-17).

The second proposal suggests a mixture of for-lease townhouses and apartments of several designs aimed to maintain the integrity of nearby early-twentieth century homes and design standards. The target market for this proposal was a mixture of young professionals and empty-nesters who value the connectivity, walkability and sense of place that a Depot Town-adjacent neighborhood can offer. This proposal was also concerned with elevation. It explains that in taking advantage of the terrain, mid-rise residential units can be built respectfully lower than the roofline of the Gilbert Mansion (MEDC Fellows and Peter Allen & Associates, 2013).

These two examples show that the community has grown to take an interest in not only preserving and respecting the Gilbert Mansion but also the integrity of the neighborhood. This shift to seeing the importance of a building’s surroundings can help create a sense of place and context. Both new and old can come together to create strong, practical communities through sensitive and thoughtful reconciliation. More supportive, thoughtful surroundings are exactly what I think the Gilbert Mansion needs to improve. I feel that proposals like Peter Allen & Associate’s support the mansion’s longevity by almost embracing it as a mascot or symbol for new development. New development built in respect to the mansion will support it and keep it safe. Also, this exemplifies how new and old buildings can work together to create stronger, more sustainable communities.

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Permaculture in Michigan:  
An Interview with Samantha Graves of Healing Tree Farm at DeYoung

Samantha Malott

-Use Edges and Value the Marginal-  “Don’t think you are on the right track just because it’s a well-beaten path”

The interface between things is where the most interesting events take place. These are often the most valuable, diverse and productive elements in the system.

-Creatively Use and Respond to Change-  “Vision is not seeing things as they are but as they will be”

We can have a positive impact on inevitable change by carefully observing and then intervening at the right time.

Why do you believe it is a significant practice?

We utilize permaculture principles to build a healthy farm ecosystem – one that does not rely on chemical fertilizers and biocides (pesticides, herbicides, fungicides). This system self-regulates and requires some up-front investment of time and energy, but once established, is a self-regulating system, functioning like a healthy forest ecosystem.
**How does it compare to industrial and organic farming?**

In getting started, I think we share many of the same goals, fears, etc., but how we manage is substantially different. I think of conventional farming as reactive – something happens and there’s a quick reaction to it. Bugs come in, bugs are poisoned. In permaculture, we look at the underlying failure in the system resulting in an infestation and look to either avoid that problem, or if it occurs, solving through biological means. In the orchard, we know sick plants attract pests, so planting healthy apple trees that will thrive in our climate and soil, and with few to no dwarfing characteristics. These trees are far less likely to encounter infestation or disease. It’s a proactive approach; one that integrates with native ecosystems.

**How did you start your permaculture farm, and how are you able to obtain funding/profit for this type of venture?**

Initially, I was farming a small acreage and interested in growing food for our family and neighbors. I grew up in the midst of cherry country and can’t remember a time when I didn’t at least have a garden. While in college, I began researching the use of organochlorines and organophosphates on conventional cherry orchards and the increased incidence of non-Hodgkin’s lymphoma (a blood cancer). My research was inspired by a young woman running for the title of National Cherry Queen who was undergoing treatment for NHL. She later passed and I was motivated to learn more about the cancer. I quickly discovered NHL is one of the most researched cancers in agriculture. One year later, I was diagnosed with the cancer I had spent the previous two years researching. This was the initial catalyst from backyard farming to adding an educational component with a focus on demonstrating how orchards can be profitable and beneficial to the native ecosystem. Healing Tree Farm was officially established in 2007.

We later applied for use of Campbell-DeYoung property through the Leelanau Conservancy and raised $6000 to install 200 apple trees through a Kickstarter(.com) campaign in the spring of 2013. Those trees were planted earlier this year at the farm.

**Do you have any advice on how to incorporate permaculture on a regular basis for personal or small business purposes? How can we support permaculture farming?**

On a broad scale, permaculture is about observing what is happening around you and designing systems (whether food and farming, to running a business or organization, to organizing your kitchen) to mimic nature. Nature has spent billions of years refining efficient means of moving energy and resources from one place to another, and to apply them in any system begets greater efficiency. Really, it’s about common sense.

**What inspired you to pursue permaculture?**

(See response to Question #4. But in addition to that...) I was disheartened to see the impact that this industry that I so dearly loved had on not only our human communities, but ecological communities. I needed to respond and permaculture offered a pathway toward changes to our agricultural system that are sustainable and follow some pretty fundamental ethics: Earth care, people care, fair share.
What types of permaculture projects are you focused on in your work?

The orchard is the most significant component to what we do at Healing Tree. We’re restoring the old orchards to how they would have been grown prior to the industrialization of farming at the turn of the last century. We also incorporate chicken and sheep in building soil and supplying fiber, meat, and eggs for sale. The educational component at the farm is a major focus. We offer free classes each month in permaculture design, fiber art, wild edibles, cooking classes, etc.

If there is any additional information on this topic that you would like to include, please do so!

Having the opportunity to work on an historic farm, [which was] established in 1854, we’re recognizing some of the efficiencies already in place during the early Victorian era. This tends to be more in line with the permaculture ethics and principles, so it’s a nice fit. For example, with no electricity and no running water, we’ve had to get creative in finding solutions to getting water to the trees and retaining water in soil. We like to think when we step on to the land at the farm, we’re going back in time to move forward toward more sustainable means. When industrial farming began, it was a quick fix to prevent famine during war. But we didn’t step back [in the years] following the wars. That’s what really needs to happen if we are truly going to be efficient and profitable – a step back to a simpler approach that is no longer reliant on costly petrol-derived applications of fertilizers, biocides, and machinery. Ours isn’t the only approach, but it’s one we hope compliments the historic nature of the Campbell-DeYoung property.

For More Information:

For more information on the adventures of Healing Tree Farm, please visit their website at www.healingtreefarm.org, or email them at healingtreefarm@gmail.com.

If you are interested in the works of the Leelanau Conservancy, their site can be found here: http://leelanauconservancy.org/.

And finally, further details on the history of the DeYoung Natural Area on Cedar Lake and the Campbell-DeYoung Farmstead are available here: http://leelanauconservancy.org/naturalarea/deyoung-natural-area-on-cedar-lake/
Photographs of Healing Tree at DeYoung

This is the DeYoung Natural Area’s farmhouse where the Campbell and DeYoung families lived. This house has been a main focus of the EMU Historic Preservation program throughout their restoration work on the site.

Campbell-DeYoung Farmhouse
Photograph by Samantha Malott, June, 2014

This is the orchard, just north of many of the farm’s buildings. It is difficult to see, but Healing Tree Farm is creating an orchard with rows and rows of baby apple trees.

Orchard at DeYoung Natural Area on Cedar Lake
Photograph by Samantha Malott, June, 2014
This building was once used as housing for the migrant workers who would earn a living on the farm. Once threatened by demolition, this structure has been restored and adapted into housing for Healing Tree Farm’s sheep.

These sheep are housed in the adaptively restored migrant worker housing structure.
This building once served as the farm’s migrant workers’ washroom. The two doors pictured led to the separate Men and Women sections. The closest door led to the Men’s washroom, and now accesses a chicken coop in the repurposed structure.

Interior view of the chicken coop that adaptively uses the space that once served as the migrant workers’ wash house for the Campbell-DeYoung farm.
This is a stream diversion created by Louis DeYoung. He built a trench that led the water from a stream further west on the property. DeYoung diverted the stream to run through his farm for easier access to water. He also built a workshop over this stream diversion for the purpose of creating electricity with a waterwheel.

This workshop was built over the stream diversion created by Louis DeYoung to bring electricity to the farm with the help of a waterwheel underneath, making it one of the first homes in the outlying Grand Traverse region to have electricity.
The Grand Traverse Commons Redevelopment Corporation (GTCRC) stepped in and became responsible for overseeing any renovation of the property (Decker, 2005, pg. 105). The GTCRC is also responsible for changing the name from the Traverse City State Hospital to the Grand Traverse Commons. In 1993 the State of Michigan transferred 480 acres over to the GTCRC with the stipulation that part of the property had to remain public parkland and never be developed (Decker, 2005, pg. 105). Most of this property is now the wetlands, arboretum, and entry into the complex.

In 2001, the Minervini Group proposed a redevelopment plan that was accepted by the GTCRC (Decker, 2005, pg. 106). The Minervini Group bought the center of the complex including Building 50 and the surrounding cottages. Ray Minervini’s vision was to create a “workable, mixed-use village that will feature a broad variety of residential and commercial opportunities” (Miller, 2005, p. 126). After work being delayed almost a year, the Minervini group worked on replacing the roof. In 2004 the first permanent storefront went in. The Trattoria Stella provided a cornerstone of permanency that shifted development of the Village (Miller, 2005, p. 128). From there businesses started clamoring to get into the basement level of the South end of Building 50.

Ownership and Functionality

Today

The Minervini Group still owns and develops Building 50 and the surrounding cottages. The Minervini Group privately funds the operation. Most of the focus has previously been on the South end of the building and parts of the central administrative building. Now restoration is shifting to the North wing. The South wing boasts a large variety of businesses including 2 wineries. Most storefronts and restaurants are in the basement in the South wing of Building 50. Building 50 also has 10 x 10 foot former patient rooms that are now repurposed as rental office space on the first floor. Additionally, the second and third floors have residential housing units. There are roughly 110 full time residents in over 60 units (Inside the Village, 2014, p. 14). There are also units that
are used as rental properties. Because of the property also functioning as residential housing does not record its visitation numbers as they may be skewed by residential traffic. There are also a variety of businesses in the central administration building.

The North wing and other Minervini owned buildings on the campus are being renovated into lofts, Senior Living facilities, a boutique hotel, and a new restaurant that was the original kitchen to Building 50 (Inside the Village, 2014, p. 11). There are 630 proposed lofts. Plans are being finalized for new condos and apartments that will be available to be reserved online at the Village website. Recently, there were several condos available for purchase at the Village. The smallest was the 588 square feet that sold for roughly $200,000 (Inside the Village, 2014, p. 14). The largest that recently sold was 2,000 square feet and sold for $515,000 (Inside the Village, 2014, p. 14). In the last two years only 8 units came up for sale and there is only one remaining. The housing market at the Village is very competitive. The newly renovated chapel is now called Kirkbride Hall that is rented out for weddings and other events (Inside the Village, 2014, pp. 4-5). The campus also boasts weekly farmers markets and an exclusive newspaper.

Under the control of Ray Minervini the Village has managed to thrive despite the typically negative reaction to the facilities being a closed asylum. The Village does embrace its past through events like historic and haunted walking tours. However, it has taken what could have been seen as a negative past, addressed it, and moved on (Inside the Village, 2014, pp. 16-17). The adaptive reuse techniques have created an amazing property. While the past is important of the Village at the Grand Traverse Commons, it is just part of the defining character that makes it incredible.

Historic Preservation and Designations

In the 1970’s the Traverse City State Hospital was nominated for the National Historic Register. Eleven of the proposed buildings went on the National Register as part of a Historic District (Inside the Village, 2014, p. 15). This is very important to the Village and the Grand Traverse Commons. This makes the property eligible for the Michigan Renaissance Zone tax breaks for residents and developers. The Renaissance Zoning is effective through 2017. In 2015 the taxes will incrementally start to rise until they equal the amount of comparable properties around Traverse City (Inside the Village, 2014, p. 14).

The Village markets itself a lot on its Historic Preservation. The Minervini Group claims that it is the largest historic preservation project in the State of Michigan (The village, 2014, n.p.). The property has restored its floors, mouldings, casements, and brick. The windows were rebuilt based on the original windows, but changed to fit modern code. The tunnels underneath were preserved. However, the company is not very upfront about their preservation methods. For example they replaced the roof on Building 50, but they do not specify the methods or materials. The same is true for the newly opened Kirkbride Hall. The hall was described as needing “careful restoration and recreation of lost features and architectural modifications” (Inside the Village, 2014, p. 5). This clear lack of information regarding Historic Preservation is repetitive in Minervini’s past. Buildings and sites, such as the Historic Arboretum, are called historically preserved, but lack a clear description how.

The renovations follow a master plan from 2009. The master plan is available online, but is not to be updated on a regular basis. There are plans that are now obsolete. Also, the master plan is more of a
residents’ guide than a historic preservation master plan. For instance, it contains rules for having signs on your condo and renting it out (Grand Traverse Commons, 2010, n.p.). A defining characteristic to the overall Grand Traverse Commons is that while the master plan indicates that there are 6 distinct historically significant periods in the hospitals past, there is not specific era of significance (Grand Traverse Commons, 2010, n.p.). The Minervini Group and the Grand Traverse Commons Redevelopment Corporation have been very open to accepting all historic buildings on the property as significant from the original 1880s construction to newer 1960s addition.

**Suggestions**

Unfortunately, the measure of Historic Preservation is not clear. I think that clearer outlines of how the preservation is being conducted are very important. The property would be more accessible to students and research groups if there were clear standards. Having a clear plan or definition available to the public would be beneficial in creating a larger group of visitors. It also might open up different financing or grants that would be available to the Minervini Group. Overall, I think that more temporary rentals would be key to gaining travelers. This would be nice on further educating a larger community about the Village and the overall Grand Traverse Commons.

**Conclusion**

In conclusion, the Village and the overall Grand Traverse Commons has a thrilling history that makes it unique. But the present is just as important in defining this property. The Minervini Group, with the assistance of the Grand Traverse Commons Redevelopment Corporation, has successfully made the falling group of buildings revived again. Multiple buildings were slated for demolition less than two decades ago. Now the Village in the Grand Traverse Commons is a highly demanded residential and commercial space that exemplifies a successful use of adaptive reuse.
Continued...

A Case for Recognition: The Detroit Ty Cobb House

Matthew Wagner

Owner

The property is privately owned by Miss Cynthia S. Lozon and PNC Bank and has been since 2001.

Historic Designation

This site currently has no local, state, or national designation.

History

This site was built in 1906 financed by a local grocer named William G. Bell\textsuperscript{ix}, who built a three story Colonial Revival duplex in the Caboose style with each side getting a long hallway along with 4 bedrooms and one bath; the contractor enjoyed his work so much he decided to move into the left half of the duplex.

The original street number of the site was 103 Commonwealth St.\textsuperscript{x} In 1911 the right side of the duplex was rented to baseball legend Ty Cobb. That year Ty Cobb moved into his side of the duplex, with his family and they would stay there until 1913. The building was just down the street from Bennett Park where the Detroit Tigers played. Ty Cobb made a habit of walking his dogs down Trumbull to home games in the three years he lived at the location.\textsuperscript{x} The right side then went through a series of owners until the 1960s when it was purchased by Donna Smith Porter and her husband who would rehabilitate the property extensively (a book detailing the rehabilitation was printed, and repairs and modifications can be seen in Appendix A).\textsuperscript{x} The property was then sold to one Patrick Heron in 1974, who had removed most of the original basement windows and replaced them with block windows.
Mr. Heron then sold it to the current owner Cynthia Lozon in 2001, who purchased the right side of the house with a loan secured from PNC bank in Detroit. Miss Lozon has stated that the home maintains the original floors, door knobs, fireplace, stair way, picture molding, and a bathtub that is believed to have been in the house since Cobb lived there (See Appendix C). The last major recent renovation was the roof that had been leaking. When the roof was being fixed the roofers found five layers of previous slate roofs, but unfortunately those roofs were removed by the company before a sample could be preserved. Miss Lozon in 2003 conducted tours of the house as part of a neighborhood parade of homes. Since 2005 she has been regularly receiving visitors who are baseball enthusiasts. In 2005 Michigan author Richard Bak writing his book, *Peach: Ty Cobb in His Time and Ours* verified that Cobb had lived at 4117 Commonwealth, finding a picture of Cobb, his mother and his children sitting in front of the house, provided by the *Royston News Leader*. 
Further verification came when a friend of Miss Lozon by consulting the 1920 United States Census housed at the Burton Historical Library, showed one Cobb, Tyrus R. listed at 103 Commonwealth St. who gave his occupation as ballplayer. (Please see Appendix B).\textsuperscript{xiii}

At this point it would be worth noting the history of the Woodbridge Neighborhood Historic District, as it parallels the history of the house and as a Historic District could have an impact on the status of future historic designation of the house itself. The Woodbridge name comes from William Woodbridge who was a territorial governor of Michigan in the 1800s who owned the area’s largest farm. By 1870 modest cottages dotted the area but this would soon change. In 1879 James Scripps would build a lavish home setting the tone for future architecture in the area.\textsuperscript{xiv} From 1879 to the early 1900’s Colonial Revival and Victorian homes would be built to accommodate the middle and upper class residents who came into the neighborhood. Woodbridge at this time was developed into a “streetcar suburb,” as it was only a short ride by rail to downtown.\textsuperscript{xv} By 1901 more row houses and apartment construction occurred behind and between homes to accommodate the auto industries need for housing its workers. This population boom would continue until WWII.\textsuperscript{xvi} Unfortunately this trend would not continue as by the 1960’s areas around the Woodbridge neighborhood would start to become blighted as people left for the more inexpensive homes provided by the suburban construction boom.\textsuperscript{xvi} In the 1960s in attempt for an Olympic bid for 1968, many parts of the city were designated for destruction to eliminate blight, including parts of the Woodbridge neighborhood.\textsuperscript{xvii} The 1967 riots would further exacerbate the situation, causing many businesses to leave the area and not return. By 1970 the Woodbridge Citizens District Council was formed and by 1974, the Woodbridge neighborhood was formally named by the Federal Urban Renewal project. HUD would purchase vacant homes and the Woodbridge Historic District was designated a Historic District in 1980. In 1981 the WCDC stopped further neighborhood development by Wayne State, by enlisting Preservation Wayne to enact community programs to clean up the area and make it more aesthetically pleasing. 1981 was also the year the Woodbridge neighborhood requested historic site designation from the city but it was never granted. In 1987 an influx of academics from Wayne State University would begin to purchase homes, restore them, and start the process of gentrification. By 1993 the WCDC had its funding revoked due to allegations of fund mismanagement. By 1996 the city went through another period of blight demolition and many historic homes were destroyed. However in 1999 more came to realize the value of the historic homes and taking advantage of a 25% tax credit to offset cost of restoration.\textsuperscript{xix} The process of gentrification has continued into the 2000s with more businesses coming in and more historic buildings being refurbished into apartments and condos including the magnificent Eighth Precinct Station built in 1901. 2008 would see the expansion of the historic district boundaries.

**Primary Purpose of Site**

Currently the site has no primary historic or interpretive purpose. It is solely a private residence. However since the 2005 MLB All-Star game Miss Lozon, recognizing the attraction for baseball aficionados has opened up her home, to allow a regular stream of visitors, interested in seeing the home that once housed one of baseball’s all-time greats. In the process she and the property have been the focus of several articles, and
has gathered a collection of photographs (sent by Ty Cobb fans) and a library of books about Ty Cobb, which she allows any and all guests to enjoy.

Recommendations

First: is that the property receives a Michigan State Historical Marker. The property achieves the State’s required Historic Significance by being associated with a person significant with Michigan’s past in the field of Sport.\textsuperscript{xx}

Secondly: the researcher feels after conferring with the owner, that the Woodbridge Neighborhood could benefit from an organized Citizen District Commission that could, along with the City of Detroit Historic Designation Advisory Board, and Wayne State University’s Preserve Detroit, allow the residents to properly rehabilitate and improve the appearance of their homes while making use of Federal and State incentives. For a little background the original Woodbridge Citizens District Council formed and was elected in 1970. Their main achievement was to stop WSU from expansion and development into their neighborhood in 1981. A key failure was not securing historic site status from the City in 2001. The current National Historic District registration has no impact on the day to day business of the neighborhood. By 1983 residents had accused the WCDC of excluding residents from meetings and election fraud. In 1993 WCDC funding was revoked do to allegations of money mismanagement and the city seized the offices of WCDC and Woodbridge lost $132,000 in block grant funding.\textsuperscript{xxi} Miss Lozon has explained to the researcher that there is no longer an official WCDC or Woodbridge neighborhood association, but different “block groups” that serve mainly as a neighborhood watch. Any community improvement effort is achieved by smaller groups of individuals focused on specific projects (Such as the Navin Fields Ground Crew) sometimes coordinated with Preserve Wayne. Miss Lozon’s primary complaint is that when students from Preserve Wayne leave for either the summer or after their term of study, the process starts from scratch, and there is no continuity. Also the focus on the historic integrity of the Woodbridge neighborhood is not a main priority at this time, as it had been in the early 2000’s when Miss Lozon moved to the area.\textsuperscript{xxi}

Thirdly: the researcher believes that the Ty Cobb home should be submitted for the National Register of Historic Places. In reviewing the preliminary questionnaire; the site is associated with a significant historical person in the area of sports, it stands as a testament to sport and social history, the building itself has a strong physical integrity, the setting has not changed, and the property is at its original location.\textsuperscript{xxii}

Fourthly: the researcher recommends that as such time as the Property of 4117 Commonwealth Street and the enjoining duplex at 4111 Commonwealth Street becomes available that such a non-profit should be formed and a grant be requested of The Old Tiger Stadium Conservancy, who are dedicated to the sustainable redevelopment of the Old Tiger Stadium Site and the revitalization of the Corktown area.\textsuperscript{xxiv} The purpose of this non-profit and the supporting grant would be responsible for the restoration of the property to the point in time at which Ty Cobb resided there 1911-1913 (using the original elements and the rehabilitation notes of the Smith Porters.) The restoration would be for the purpose of a museum dedicated to Ty Cobb and his time in Detroit. The museum would consist of two sections; “Ty Cobb: In the Home” (in the right side, where he resided), focusing on the private and family side of the man at that time. A permanent exhibit, “Detroit of Ty Cobb” would be on the left side. As author Richard Bak has pointed out:
“Cobb’s career as a Tiger coincided with the city’s dynamic transformation into the “Motor City.” When he arrived in 1905, Detroit was a tranquil, conservative, mid-sized community of 300,000 souls, its commercial and political affairs dominated by the scions of 19th Century lumber and railroad tycoons. At the time it was still very much a horse and buggy town. Within 5 short years however, fashionable residential districts along Woodward and Cass Avenues had changed irreversibly. Gas stations and car dealerships sprang up, and stately homes were sold and subdivided into boarding houses. Factory smoke, exhaust fumes, noise, dirt, and overcrowding characterized Detroit’s emergence as a major manufacturing center. By the time Cobb left in 1926 to 139 square miles; its population had passed the 1.5 million mark; and its factories were spitting out several million cars a year. Life in this clangorous, confusing, polyglot urban colossus was far from perfect.”

In regards to whether first: a baseball player is worthy of a museum dedicated to those individuals and second: whether Ty Cobb warrants enough interest for a particular museum, the answer to both questions is yes.

They are several such museums dedicated to individual baseball players including Babe Ruth, Roger Maris, Bob Feller, Ted Williams, Yogi Berra and Shoeless Joe Jackson. Of these the Babe Ruth Museum in Baltimore, MD and the Shoeless Joe Jackson Museum in Greenville, SC are the only two that are in a property that could be physically associated with the player. Babe Ruth’s museum is associated with Babe Ruth’s birthplace and serves as the purpose of depicting the life and times of Babe Ruth, the museum is within the city itself as would be the Ty Cobb Detroit Museum and has hosted up to 13,000 visitors in a month. The Shoeless Joe Jackson Museum is another comparison to the potential of the future Ty Cobb Detroit museum. The property is the house that Jackson lived in for the last 11 years of his life from 1940-1951. In a correspondence with Arlene Marclay President of the Shoeless Joe Jackson museum, the researcher learned that this museum is run by The Shoeless Joe Jackson Foundation, which has a manager, Arlene Marclay, nine directors and a five member advisory board. The museum has been designated by the State of South Carolina and by the city of Greenberg. The house and exhibits are funded by gift shop sales and donations, as the museum is operated solely by volunteers. It shares a parking lot with Fluor Field the home of the Greenville Drive, the Class A affiliate of the Boston Red Sox. The museum averages 4500 hundred visitors a year and was recently named a Top 10 Must See Baseball Museums by USA Today.

The Ty Cobb Museum Detroit would be unique in comparison to both of these museums as the property is associated with the person at the height of their profession where as both the Babe Ruth and Shoeless Joe Jackson museums are locations associated with the person in times not involved with their playing careers.

Could Ty Cobb make a similar visitation draw to Shoeless Joe Jackson? He already does, Ty Cobb has his own museum in his hometown of Royston Georgia which is ran by the Ty Cobb Healthcare System. In interviewing the Clerk of the Ty Cobb Museum Sharri Hobbs this researcher learned that the museum averages 4000 visitors a year. At the museum the mission is to “inform, and educate people to all the positive
work Mr. Cobb did on/off the field.” Visitors learn about Cobb through displays on his philanthropy, his playing days in Royston, his unique batting stance, his family, and his playing time in Detroit. Feature exhibits are a fifteen minute movie done by the local college, his bat collection, and an audio interview Mr. Cobb gave. The museum features artifacts and exhibits that either on loan or donated. It is funded primarily through gift shop donations and events. The museum is located in a medical professional building that is part of the Ty Cobb healthcare system Mr. Cobb helped set up and funded in the 50’s. The museum itself was completed in 1998 in response to what they perceived as the negativity directed to Cobb after the release of the 1996 movie Cobb starring Tommy Lee Jones. Though this negativity has some merit. Ty Cobb in his playing days was an avowed racist and had several incidents with African Americans. In regards to his playing career Cobb played only one series against black players in 1910 in Cuba, which was a usual destination at the time for major leaguers in the offseason. Cobb played 5 games against an All Star team of Cuban and Negro League players. Though he batted .371 Cobb was thrown out trying to steal a base and was struck out by Cuban pitcher Jose Menedez. Cobb swore to never play against men of color again, and stayed true to his word. Ty Cobb’s attitude toward race would change later in life; in 1952 Cobb was quoted as saying “I think the Negro has the right to compete in sports in every section of the country as long as his deportment is genteel and unchallengeable.” But in keeping with the theme of the new museum, Ty Cobb as a racist would have to be exposed. For just like the historic site of the Japanese internment camp at Hart Mountain Wyoming more justice can be done exploring the topic no matter how unpleasant than ignoring it or glossing it over.

This researcher feels that both the Ty Cobb Museum and the Shoeless Joe Jackson Museum should have a great influence on the potential of a future Ty Cobb Detroit museum in both how they are directed and operated and potentially what they could provide as affiliates of this new museum. On a final note the researcher ascertained that the Ty Cobb and Shoeless Joe Jackson Museums play a “vintage baseball” game against each other annually which is a popular draw. Michigan has 24 vintage baseball teams, the Woodbridge neighborhood has the original, well maintained (thanks to the Navin Fields Ground Crew) original Tigers Stadium infield. Any effort toward restoring Ty Cobb’s home and converting it into a museum should begin with an inaugural vintage baseball game featuring Michigan teams and, as guests, the teams fielded by the Ty Cobb/Shoeless Joe Jackson museums.
Appendix A.

Smith Porter Rehabilitation Efforts.

Floor Plan

Projects List
Appendix B.

**Tyrus R. Cobb 1920 Census**

Rabideau, Mitch “1920 Census Notes Page 1,” December 1, 2013 JPEG

Rabideau, Mitch “1920 Census Notes Page 2,” December 1, 2013 JPEG
Appendix C

Building Elements from Ty Cobb Era


Rabideau, Mitch "Original Oak Door," 12/1/2013 JPEG  Clark, Anna "Original Tub," 2011 JPEG
Endnotes
2 www.mlb.com/mlb/info/teams.jsp Accessed 5:03pm 12/2/2013
4 www.espn.go.com/mlb/attendance Accessed 11/30/2013 4pm
5 m.bref.com/m?p=XXledersXX&s=1 Accessed 11/30/2013 4pm
7 1920 Census
9 1920 Census
10 Interview with Cynthia Lozon 11/18/2013 4:35-5pm
12 Inquires that were made by this researcher with the Register of Deeds, the City of Detroit Assessor’s Office, and the Detroit Historic Designation Advisory Board yielded no information on the contractor, or chain of ownership prior Ty Cobb and Donna Smith Porter. It has been suggested by Janese Chapman of the Detroit Historic Designation Advisory Board, that further detailed research into the City Directories at the Burton Historic Library could possibly yield further information on chain of ownership.
13 Interview with Cynthia Lozon 11/18/2013 4:35-5pm

1 Interview with Cynthia Lozon 11/18/2013 4:35-5pm
3 Michigan Historic Marker-Historic Site Application pgs. 1-5
5 In person interview with Cindy Lozon 12/1/2013 1:30-3pm
6 National Register of Historic Places Preliminary Questionnaire pgs. 1-6
10 Email Correspondence with Arlene Marcley, November 14 and 15 2013
11 Interview with Sharii Hobbs Monday November 18th 10am-11am


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1920 United States Census

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m.bbref.com/m?p=XXledersXX&=1 accessed 11/30/2013 4pm
www.mlb.com/mlb/info/teams.jsp accessed 5:03pm 12/2/2013

Interview and Correspondence

Interview with Sharri Hobbs Monday 11/18/2013 10am-11am
Interview with Cynthia Lozon, 11/18/2013 4:35-5pm
Email Correspondence with Arlene Marcley, 11/14 and 11/15, 2013
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