2011

The Post and Lintel, Spring 2011

Preservation Eastern

Eastern Michigan University

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The Congress finds and declares that
(a) the spirit and direction of the Nation are founded upon and reflected in its historic heritage;
(b) the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;...  

-Preamble to the National Historic Preservation Act of 1966

The Post and Lintel

Preservation Eastern Perspective
By P.E. Director Sarah Hayes

Congratulations Preservation Eastern for being awarded the EMU Gold Medallion Award for Outstanding Student Organization! We all have worked hard this short semester and overall had a great year. This winter semester we had a wonderful chili cook-off, volunteer opportunities at Cobblestone Farms working in their pantry and blackening a stove, fieldtrips to the McMath-Hulbert Solar Observatory in Lake Angelus and Frank Lloyd Wright’s Palmer House in Ann Arbor, and numerous social events throughout Ypsi. A successful networking mixer and silent auction at Spark East in downtown Ypsilanti finished off the winter semester on a high note. I would

Story Continues, Page 3

Barnstorming
By May Lyn Wake

Every March the Michigan Barn Preservation Network hosts a conference at the Kellogg Center in Lansing. The two-day conference offers a barn tour one day, and presentations the next. There is an exhibit area with vendors associated with barns and preservation as well. This year's barn tour included an octagonal barn near Lansing. The classes ranged from barn restoration to the topic of Geotourism.

One unique feature this year was the mini-barn on loan from the National Barn Alliance. Their goal is

Story Continues, Page 4
Welcome to Spring and the end of our academic year! What...end of the year...shut the door!! April already...I think we missed a week somewhere!

Registration/Scheduling
Registration has begun for Spring, Summer, and Fall classes and we cannot stress enough how important it is to see your Advisor for...guess what...advice. Some courses have already filled, like Field School and American Cultural Landscapes, while others are getting close. Remember, you need permission for all Ind. Studies, Final Projects, Internships, ARTH 472, and closed classes that will accept additional students!

FYI: ART 429, American Architectural History, taught by Professor Ellen Schwartz, has a new prefix and number...its now ARTH 472.

Field School (GHPR 636) will be held both downstate (introductory session/orientation, May 16 or 17), and up north from May 22 – 27 at the DeYoung Farmstead just north of Traverse City. We are continuing our invigorating partnership with the Leelanau Conservancy again this year. We will be conducting a variety of tasks continuing our work from last year including inventorying the artifacts in the barn, assessing structural stability of the house exterior stair/foundation, reconstructing and restoring several windows, repainting the front porch with historic colors, and completing HABS-type drawings for the powerhouse.

Welcome New Students!
We accepted 6 new students this Winter term, please join us in welcoming them to the program! Kimberly Dobos, Megan Hromco, Laura Mayers, Belinda McGuire, Patrick Morris and Ceci Rieker!

Congratulations Graduates!
Also, please join us in applauding the following students who are about to embark into the professional world of Historic Preservation.

Winter 2011 Graduation Candidates:
Master of Science
Elizabeth Bahls, Eric Burdick, Kirsten Freiberger,
Sarah Hayes, Erik Krogol, James Miller, Brenna Moloney, Nathan Nietering, Liz Palmer, Joanne Rapone, Lynn Scott, Derek Spinei, Lisa Stangis, Andrew Wilhelme, and Kristen Young

Certificate
Angela Corradin, Denise McGeen , and Sarwan Grewal

Congratulations Recent Hirees!
And please join us in applauding the following students who have recently obtained positions in the field of Historic Preservation...even before they graduated:
Matt Daly, Andrew Haan, Brenna Moloney, Dan Schneider, Derek Spinei and Sarah Hayes; (apologies to any others)

A New Faculty Member!!!
And speaking of new hires...Yes, we have been allocated a new full-time, tenure-track position...and we have chosen a final candidate!!!
A recommendation to that effect will be made to the Board of Regents who will have to approve the recommendation, along with all others in the university, at their June 21st meeting. You will be very pleased with our selection!!

Congratulations to Alums Mollie Douglas and Jessica Williams!
Their presentation “Preservation in the Eco Era: Energy Efficiency within the Section 106 Process” has been accepted for the National Trust Conference 2011 in Buffalo. The panel also will include current student Dan Schneider! All three are current employees of Michigan SHPO!

Reminders of things you must do:
> The Michigan Historic Preservation Network conference will be held in Saugatuck/Douglas from May 19-21.
> The National Trust for Historic Preservation conference is in Buffalo, NY this year from October 19-22. As always we will have an Alumni/student reception at the conference....more details to follow.

- Dr. Ted (out of the corner)
By Constance Locker

You can’t sit down and watch a home design TV show for more than a few minutes before someone refers to something as being “eclectic,” “retro,” or (my favorite) “flea market chic.” Inevitably, designers will take new items and apply faux finishes to make them look old or will throw a vintage piece in a room to give the room more “character.” The final look is always somewhat quirky yet comfortable, and on one show in particular, the designers always congratulate themselves on their bargain five thousand dollar makeover.

I’m sure in the world of interior designers, five thousand dollars is next to nothing — maybe the equivalent of four bucks for your Starbucks beverage of choice — but I know I’d never be able to make myself spend even that much on a redesign. Let’s face it: I come from a long and glorious line of cheap people who refuse to throw away junky things. We are bargain-hunting, dumpster-diving, clearance-rack-scouring creative types, and we are proud of our penny-pinching ways.

Of course, I am also a budding preservationist, which probably explains a lot about my small obsession with the thrill of a project and the joy of a deal. Some of my former discoveries have included vintage metal signs, an old wooden chair with a ratty upholstered seat, lamps with cardboard shades, an Art Deco-inspired magazine rack, and a bookshelf covered in stucco spray paint. Even better, my two most impressive finds are a well-built desk with a blue linoleum top I pulled for free out of a dumpster and a side table I scored for seventy-five cents on clearance at an antique market.

I’m not suggesting my endless quest for cheap furniture is by any means normal, but I do see it as a positive characteristic for preservationists. I take old things and repurpose them, teaching myself how to properly sand, paint, stain, and repair as I go. In class, historic preservation students are trained in preservation theory, with fairly few opportunities to get out in the field and work on an actual project. By decorating my apartment with the repurposed and often gaudy clutter of decades past, I’m putting my newfound preservation knowledge into practice while saving hundreds by simply waiting for garage sale season instead of making a quick trip to IKEA.
The New York Times

Making Landmarks Reacting to the Past Winter 1967

By Barb Barber

Graduate students, from Seminar in Preservation Issues taught by Dr. Ted and Professor Dan, have fun playing in character while they gather together during the Preservation Landmarks Commission meeting in 1967, NYC. The students are learning about the history of the preservation fight for legal protection of historic properties. To familiarize the class with the struggle, students read Preserving New York, Winning the Right to Protect a City’s Landmarks by Anthony C. Wood. Reacting to the Past, developed by Mark Carnes, is a teaching pedagogy that uses participation, problem solving, and acting out historical events.

Another highlight of the class was meeting guest speaker, Frank Gilbert, who worked with the NYC Landmarks Commission and knew each of our characters. Frank Gilbert also was part of Grand Central case in 1960 - the very famous preservation landmark case.

From left to right: Robert Moses, played by (Barb Barber), shakes hands with Gene Norman (Professor Dan) from Mayor Lindsay’s office, Alan Burnham (Samantha Avery), James Marston Fitch (Marcus Schwimmer), Charles Peterson (May Wake), and Robert Garvey, Jr. (Hannah Loncharich).

Credit: Author

Barnstorming, from Page 1

to travel to different areas and teach timber-framing to youths. If you are interested in helping in the project please contact Steve Stier at stiers@msu.edu.

The MBPN does offer a student discount of twenty dollars a year, and it is an excellent way to make contacts that could lead you to employment upon graduation.

Interior shot of an octagonal barn near Lansing.

Credit: Author
The Gerganoff house: Then and Now

By Derek Spinei

There are two words quite sufficient to justify historic preservation: “Before” and “After.” A perfect example is local architect Ralph S. Gerganoff’s home at 1330 N. Huron River Drive in Ypsilanti Township. It illustrates the general lack of respect received by mid-century modern architecture. These beautiful color photos from 1960 show the pride, care and attention that the Gerganoff’s provided their home just north of EMU’s campus.

There are strong suggestions of Frank Lloyd Wright’s design influence, and there are several interesting features such as the octagonal windows on the garage and the porthole lights on the eaves to illuminate the yard. Gerganoff built the house to be a masterpiece and showcase of his work. The sunken stone-walled lawn provided the perfect space for displaying the lavish gardens and framed the property’s view of the Huron River.

However, after Ralph Gerganoff’s death in 1966, his wife Mary relocated to Noblesville, Indiana and the house changed hands several times. It experienced a steady decline in maintenance with unsympathetic work performed on the structure. What we are left with today is a sad reminder of how the property has deteriorated. Fortunately there is still great potential for the restoration of the home and it would benefit immensely from receiving any time of historic designation, whether a simple state historic marker or a full-blown National Register nomination.

Story Continues, Page 7 (at your own risk)
Local Historic Districts (LHD) are a point of pride in a community. Neighborhoods in a LHD tend to maintain property values better than comparative neighborhoods located outside of the LHD. Because they are often comprised of residents concerned with the preservation of examples of quality workmanship and construction, and because they are guided by a commission that upholds standards provided by The Secretary of the Interior, LHDs often look better and possess a more unified community than surrounding areas. Residents are rewarded for approved home improvements through State and Federal Tax Credits for Rehabilitation, and pleasant-looking, unified communities often experience lower crime rates in their area as a result.

Ypsilanti currently has the third largest LHD in Michigan, and this city possesses many examples of valuable architecture within and outside of its current Local Historic District boundaries. Current neighborhoods within the LHD include the Historic South Side, the Historic East Side (including Depot Town), Downtown, and the Riverside Neighborhood. There are many houses and neighborhoods of historic merit that exist outside of the Local Historic District that currently do not receive all of the benefits that are experienced within the District. If Ypsilanti were to consider the creation of four additional LHDs, more beautiful neighborhoods could receive these valuable benefits, which could arguably increase the desirability to live in our fair city.

Four Ypsilanti neighborhoods possess character traits that would make them excellent candidates for additional LHDs. Midtown, The Woods Subdivision, Normal Park, and College Heights possess unique characteristics that would make them valuable assets to the community if they were considered as individual Local Historic Districts. Because LHDs must establish a period of significance, each neighborhood benefits from a focused range of years considered historically significant in their particular neighborhood. This reinforces the notion that all historic homes have the same merit, because they fall within a time period significant to our local, state, or national history. Thus, a ranch house from the 1950s is just as important and worthy of preservation as a Greek Revival farmhouse from the 1840s.

Furthermore, if the current LHD were to be divided into its component parts, and each neighborhood association currently within the District were considered its own LHD, such an act would serve to encourage partnerships with the individual neighborhood associations and its community members. Such partnerships would aid in the dissemination of information in an effort to educate the community, and it would help further market and define each neighborhood in its own unique way. Essentially, each LHD (neighborhood association) would be in compliance with a basic set of standards, but they would also have their own tailored standards that meet their unique, architectural, and aesthetic needs. Such standards would also enable the Historic District Commission to better serve the community because they would be able to narrow their focus to standards that are tailored to a specific neighborhood. For example, the needs of a homeowner seeking to renovate a 1950s ranch house are very different than the needs of a homeowner renovating an 1860 Italianate home. Effective communication and direct guidance could be provided by the Historic District Commission to homeowners in distinctly separate Local Historic Districts.

Granted, much footwork would have to be done to establish these new LHDs, but much footwork has already been done. Graduate students at Eastern Michigan University’s Historic Preservation Program documented and photographed much of Normal Park and College Heights in the mid 1990s. These documents have been preserved and are available to the public at the Ypsilanti Historical Society, waiting to be compiled into a report that would advocate for the creation of a Normal Park Historic District and a College Heights Historic District. Below are small overviews of each of the four neighborhoods that would make ideal LHDs. Each overview contains a map of the neighborhood boundaries along with an example of the different house types encountered in each neighborhood.

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Furniture, from Page 3

My “hands-on” approach to home decoration may be a bit extreme, but it’s also giving me practical experience in working with materials and tools related to conservation. I like the way my offbeat hobby complements my interest in historic buildings, and I think that—as poor graduate students with years of student loans to pay off—we could all use a few more ways to learn relevant techniques firsthand while still saving some significant cash.

So while I’m waiting for field school this spring, expect to find me in a well-ventilated area somewhere, stabilizing and refinishing the bookshelf I bought at a flea market a few weeks ago. Let the challenges of this year’s projects begin!

Ready for sittin’!

Credit: Author

Gerganoff, from Page 7

What we’re sadly left with after additions, vinyl siding and lax maintenance.

Credits: Ypsilanti Township Assessor
**Historic Districts, from Page 6**

**Midtown**

Nestled south of EMU’s campus and west of Downtown, the Midtown Neighborhood is the oldest of the four neighborhoods that should be proposed as a LHD, and it is largely composed of homes from the Victorian period. The Midtown Neighborhood Association is bounded on the south by W Michigan Ave, on the east by N Hamilton St, on the north by Washtenaw Ave, and on the west by Summit St.

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**The Woods Subdivision**

Woods Road Neighborhood is comprised of 46 houses located on Linden Ct, a cul-de-sac directly south of Recreation Park, and the rectangular diverticulum of Woods Rd and Pleasant Dr. The majority of the houses in this neighborhood are wood frame structures from the 1930s. There are also masonry and stone houses in various revival styles to include one English Medieval Revival designed by Ralph S. Gerganoff. Linden Ct is comprised almost entirely by wood framed English Tudor Revival homes.
Normal Park

Approximately 700 houses comprise the Normal Park Neighborhood Association. Known for its 1920s and 1930s Colonial Revival homes, various kit homes, Bungalows, Craftsman, and English Tudor Revival homes, Normal Park is a unified community with many excellent examples of highly maintained historic homes. The neighborhood is bounded on the south by Congress St, on the east by Summit St, on the north by the Washtenaw Ave, and on the west by Mansfield St.

College Heights

The newest of the four neighborhoods that should be proposed as a LHD, College Heights is known for its post-war ranch style homes and English Tudor Revivals. This neighborhood was among the first in Ypsilanti to abandon the grid system in favor of the non-linear neighborhood street layout reminiscent of 1950s suburbia. College Heights is bound on the south by Washtenaw Ave, on the east by Oakwood St, on the north by Ainsley St, and on the west by Bellevue St. The proposed LHD boundaries for College Heights might be bounded as it existed in 1952: on the south by Washtenaw Ave, on the west by Cornell Rd, on the north by Collegewood Dr, and on the east by Oakwood Ave.
Family Photo Pageant

By Derek Spinei

Recently at the Ypsilanti Historical Society, I was assigned the massive undertaking of digitizing all of the family photo albums in the archives collection. To celebrate the completion of this project we held a beauty pageant for people who had been dead for 100 years and lived in or had ties to Ypsilanti. Immediately eliminated from contention were unidentified photos. No contestant could compete in more than one category and their photo had to be in reasonably good condition for reproduction. Through careful contemplation, our panel of judges made the painstaking decisions as follows.

And the winners are:

Miss Congeniality: Alice E. Henderson
On the back of Alice’s photo is a detailed description of how she had the prettiest hands in town, an evasive compliment to say the least.

Look-A-Likes: William Schooley & Freelove Woodruff (nee Sanford)
Twins separated at birth and raised by wolves.

Best Celebrity Impersonation: Rosie Schad as Chris Farley.
She lived in a van down by the river.

Most Outrageous Hair: John B. Russell
George Lucas based the design of a Star Wars creature on John’s unforgettable style.

**Least Likely to Succeed:** David Montangua
It has not been determined whether David was alive or deceased at the time this photo was taken.

**Worst Dressed:** Delinn C. Whitmire (nee Deubel)
Unfortunately the handsome proportions of Delinn’s face were not reflected in the proportions of her wardrobe.

**Most Unfortunate Looking Child:** Eloise Crittenden
Her protruding forehead is purported to have served much the same function as a dowsing rod.

**Most Lethal:** William L. McCullough

Disclaimer: The people in these photographs are real, but historical facts have been rearranged for entertainment purposes.
Alumni Post — “Unprecedented HP Baby Boom”

Over the last few years there has been a virtual “baby boom” among our students and alumni who have produced and adopted a whole new generation of preservationists, now totaling 13. The list is below in chronological order:

Jena (student) and Pete Stacey started it with the adoption of siblings Liam (2004) and Sophie (2005) from Moscow, Russia on September 4, 2008.

Chris (‘07) and Carrie Beyer heralded the birth of Madelyn in January 2009.

Jessica Williams (‘08) and Marcello Flores celebrated the arrival of Lily Rose on May 26, 2009.

Sarah Jezewski Folland (‘07) and Matt Folland (‘09) sent along Madeline on August 30, 2009.

Meghan Schafbuch (student) and Benn Jellema followed with baby Jacob on October 23, 2009, our official HP 30th Anniversary baby.

Margaret Jensen Caviston (‘07) and Dennis Caviston (‘08) showered us with Grace on November 17, 2009.

Pam (‘09) and Michael German brought forth Claire on Feb. 28, 2010.

Frank Quinn (‘02) and Many Crawford delivered Isobel on May 12, 2010.

Tegan D’Arcangelis Baiocchi (‘09) and Michael Baiocchi introduced the world to Lucca on May 28, 2010.

Jenna Reed Walker (‘09) and Kirk Walker gave us Rhys on July 16, 2010.

Lisa (‘03) and Paul Jacobs fashioned Ian who was born on August 18, 2010.

Monica Kuhn Burns (‘99) and Ken Burns surprised us with August, born on September 24, 2010.

There are probably other alums so blessed with recent births, so we apologize in advance if we missed the announcement.

Send your info along so we can add it to our ‘growing’ list.

We also hear that there are more Alumnae who are pregnant...we want to wish them well and a speedy delivery.

And you were worried about the future of preservation??!!

From left to right: Lucca Baiocchi, Lily Rose Flores, Rhys Walker, and Jacob Jellema.

Credit: Jessica Williams
Calendar

April
20th: End of Year Party, Ladies Literary Club (Ypsilanti)*
20-24th: Affleck House Exhibition, Lawrence Tech University (Southfield)
29th: Michigan Downtown Association Conference, Hastings

May
14-15th: Historic Home Tour, Tecumseh
19-21st: MHPN Annual Preservation Conference, Saugatuck / Douglas
21-22nd: Heritage Hill Homes Tour, Grand Rapids
22-25th: National Main Streets Conference, Des Moines (IA)

June
4th: Indian Village Home & Garden Tour, Detroit
5th: Corktown Historical Home & Garden Tour, Detroit
17-19th: Upper Peninsula History Conference, Marquette
21-25th: Theatre Historical Society Conclave — Western Michigan sites

July
22nd: Michigan Downtown Association Conference, Sault Ste. Marie

August
22nd: Historic Home Tour, Ypsilanti

September
10-11th: Historic Homes Tour, Marshall
15th: House Tour, Birmingham
23-25th: State History Conference, Traverse City
25th: Old West Side Homes Tour, Ann Arbor

October
16-18th: Michigan Museums Association Conference, Harbor Springs
19-21st: Planning Michigan Conference, Grand Rapids
19-22nd: National Preservation Conference, Buffalo (NY)

*PE Event

Be sure to check preservationeastern.com, our Facebook group and your email inbox for updates about times, locations, carpooling, and future field trip info!
Preservation Eastern Mission Statement:

To enrich the historic preservation education of the students of Eastern Michigan University’s Historic Preservation Program, as well as the general public, by providing opportunities for advocacy, networking, and growth while encouraging and promoting the preservation of Michigan’s historic and cultural resources.

Preservation Eastern is an active student organization affiliated with Eastern Michigan University’s award winning graduate program in Historic Preservation. Taking Part in Preservation Eastern activities allows members to gain valuable...