Current name: Mary Bartron Henderson House	
Historic (original) name: Oscar Robinson House	
Other names: Mary Bartron Henderson Memorial House	Date of construction: 1892
	Date(s) of significant additions/remodelings: addition and renovation 1950
Architect (original): Unknown	Address or location information: 1330 Hill Street
Builder (original): Unknown	Lot & block #: Lot 5 of Olivia Hall's subdivision to the City of Ann Arbor
Architect (additions, &c.): 1950 – Colvin & Robinson and Associates, Architects	Date of acquisition through purchase or gift (if applicable): purchased 1945
Builder (additions, &c.): 1950 – R. E. Davis Construction Company	National Register or other designation: Contributing resource in the Washtenaw-Hill Historic District

Architectural Description

architectural style: period Vernacular (Queen Anne and Colonial Revival features)	orientation and form: rectangular running N-S, with irregular west side, facing north
# stories: 3 (appears as 2-1/2) plus basement	materials: brick, stucco, wood trim, fieldstone at porch
chimneys/dormers: central chimney just east of north-south main ridge line; third floor designed to appear as dormer extending nearly full north-south length of building; misc. exhaust stacks	number of vertical divisions or bays: east elevation appears a one integral mass with two, two-story projecting bays and one-story porch; west elevation is three stepped bays
window type: replacement double-hung aluminum windows	fenestration: irregular, some paired and grouped windows; first and second story windows align vertically
entrance type/porches: front: gabled entry porch; rear: small flat roof canopy; screened porch with stone foundation at east elevation	door placement: front and rear entrances centered on north and south facades, respectively
roof type: main front gable; secondary cross gable at west elevation; third story constructed as large shed dormers with appearance of former roof (false) as overhang at third floor line	roof materials: asphalt shingles; membrane at flat roof/sun porch
interior features contributing to character of building: wood trim and corner blocks at original door openings and windows; original wood five-panel interior doors; wood-paneled entry vestibule; ornamental stair balustrade and paneled wall at main hall	foundation: fieldstone, CMU, brick
out-buildings and important features of immediate environment: none	
decorative elements, important or visually prominent exterior features: prominent front gable, gabled front porch with carved wood ornament, fieldstone side porch, conical bay at northeast corner, segmental bay at east elevation, leaded art-glass at front entrance sidelights and above front living room window, brick arches above windows	

Narrative architectural description (give as many details as possible, clearly identify additions, note all plaques and markers on and in the building, note all named spaces, describe significant interior spaces)

Survey conducted spring/summer 2008.

General

The Mary Bartron Henderson House is a front-gabled house originally constructed as a single-family home in 1892. The building is located at the intersection of Olivia Avenue and Hill Street, facing onto Hill. Henderson House is located on the lot such that there are large lawn areas between the building and the street along the north and east sides of the property. There is a narrow area between the adjacent sorority house to the west and a parking lot is located on the south (rear) side of the property behind the building. This parking lot is accessed via an alley that extends behind the Hill Street residences in the block from Olivia to South Forest Avenue.

The building is overall a rectangular shape running north-south, with two bays stepping toward the west at the north end. The main entrance is centered on the north façade (originally located at the west end of the façade, prior to the construction of the west addition) and there is a two-story conical bay at the northeast corner of the house. There is also a projecting, two-story segmental window bay just south of the conical bay on the east elevation. A one-story porch distinguished by its fieldstone foundation is also centered on the east façade. The building is currently three stories with a full basement.

The house was originally two stories in height and much smaller in plan. The current massing and height are the result of additions to the building in 1950, when it was converted by the university from a single-family home into a cooperative dormitory/residence. The 1950 additions include the two-story northwest wing with a sun porch at its flat roof; approximately the rear third of the building; and the large, shed dormers that converted the attic to usable third floor space. The approximate outline of the original house can be seen on construction drawings for the 1950 remodeling.

Exterior

Queen Anne features of the house include a dominant front-facing gable, asymmetrical front façade with gabled porch (the entrance porch, which with the 1950 addition now appears centered on the façade, was originally located at the west end), a two-story conical/curved bay (integrated tower) at the northeast front corner of the building, a cross-gable projection at the west elevation and a projecting window bay at the east façade. The house is of the free classic Queen Anne subtype, reflected by details such as the square column porch supports and the ornamental carved wood panel in the front porch gable.

The materials used on the Henderson House reflect period residential architecture and include brick, stone and textured stucco. The exterior walls are clad in brick that is a red color range with a variegated color pattern of flashed bricks in darker reds, blues, greens and browns. The brick has a textured surface and is set in a common bond pattern, consisting of one header course between every five stretcher courses. The windows at the original exterior walls and the two-story northwest wing addition, as well as the front entrance, have ornamental, angled jack arch tops with brick "keystones" comprised of 3 vertically laid bricks (photo 0057-E08). The windows at the 1950s rear addition have simpler, flush soldier course window tops (photo 0057-E44). All of the windows have limestone sills. The main front gable and west cross gable of the original house are both faced with textured stucco and have wide barge boards on the overhanging open eaves. The wood trim and windows of the building are painted blue, with the stucco gable fronts, including the front porch, painted cream.

The 1950 third floor addition was constructed as shed dormers that extend nearly the full length of the east and west sides of the main, gabled roof. The lower portion of the original gable roof remains below the dormers and is duplicated at the south addition. The projecting open-eave roof overhang at the original portion of the building has exposed rafters while the eaves at the addition are boxed/closed. The third floor dormer walls are faced with cream-colored asbestos shingles/siding. The main gabled roof, front and side porches and third-story shed dormers of the building are covered with asphalt shingles. The flat-roof sunporch and small canopy at rear entrance have membrane roofing. The building has a central, brick chimney that extends through the roof just east of the ridge line.

The windows are primarily single-pane single and double-hung windows. These replacement windows, installed in 2002, are pre-finished (medium blue color) aluminum. There is a grouping of three double-hung openings in the front gable and a pair of double-hung windows in the west cross gable, both at the third floor level. The triple, double-hung windows in the gable have a six-over-one appearance with applied muntins.

The north façade (photo 0057-E01) is the front façade of the building with the primary entrance facing Hill Street. The front façade has foundation plantings comprised of large, evergreen shrubs and a small tree in front of the living room picture window. The entrance vestibule/porch and two-story conical corner bay features characterize the original front façade, with the 1950, two-story addition slightly stepped back. The entire façade is clad in brick, with the exception of the gable face at the third floor that is faced with textured stucco. All of the windows on the north façade have the angled, jack-arch brick details at the head. The living room window just east of the front porch is a large picture window with a leaded, art glass transom (photos 0057-23 & 24 of transom taken from interior).

The entry vestibule projects from the front of the building, with its roof extending as the front porch roof (photo 0057-E18). There is a double-hung window at the east and west sides of the vestibule (photo 0057-E19). The main feature of the gabled front porch (photo 0057-E06) is the carved-wood ornament at the gable face (photo 0057-E09). A painted wood sign with the building's name HENDERSON HOUSE carved into it hangs at front beam of the gable. The porch has plain square Doric columns and wrought iron balustrades at the stair and porch sides. The porch and stairs are concrete on brick foundation walls, with a decorative front edge cast in the concrete at the front and sides of the porch. The ceiling of the porch is finished with painted wood v-groove boards and the projecting eaves are open with exposed rafters. Photos 0057-E11 through 0057-E17 and 0057-E20 are details of the porch. The front entrance has a large, two-panel wood door with ornamental, leaded and beveled glass sidelights (photo 0057-E10).

The east façade (photos 0057-E02 and 0057-E41 through 0057-E43) of Henderson House faces onto Olivia Street and there are just a few foundation plantings. The second and third floors are brick, while the long shed dormer is faced with asbestos siding. A subtle difference in brick is visible at the second floor, indicating the location where the brick of the original house and the addition were toothed together (0057-E50). The brick of the addition is a very close match to the original brick.

This side of the building has three elements that break up the façade: the one-story, screened porch (photo 0057-E38), the two-story segmental projecting bay and the two-story conical bay at the northeast corner of the building. The main roof line projects at the segmental bay, following the lines of the bay, while the conical bay extends under the main roof gable. The one-story porch is located at approximately the center of the elevation, and intersects the protruding window bay. This porch has fieldstone foundation walls with decoratively tooled, raised ribbon/cobweb joints (photos 0057-E39 and 0057-E45) and matching stone knee wall adjacent to exterior steps leading up to the south side of the screened porch. The very low-pitched porch roof is supported on the same plain square Doric columns as the front porch with screen panels between them (photo 0057-E40).

The south (rear) elevation (photo 0057-E03 and E33 through E37) faces onto the parking lot located behind the building. The center windows of the façade are offset a half-story from the side windows, as they are located at a central, rear stair. A rear entrance is located at the center of the wall (ground floor of the stair); with a small, flat-roof canopy supported on simple posts painted blue to match the trim of the building.

The west side of the building (photo 0057-E04) has two projections that break up the façade. The north projection has a flat-roofed sun porch with railing and the next extends up to cross gable. The peak (third floor) of the gable is faced with textured, cream stucco, the same as the front gable.

Interior

While the interior was renovated when the house was converted into a cooperative and has since been updated to meet the needs of its residents through the years, many original details and finishes remain throughout the house, especially in the main rooms on the first floor. The interior layout established when the house was

enlarged in 1950 also remains basically unchanged. The only significant change in layout was the removal of a first floor student room at the rear of the house to enlarge the dining room to its current size in 1992-1993.

The first floor includes the main gathering and communal spaces of the house, including the entry hall, living room, TV lounge/library, kitchen and dining room. The resident director's apartment suite is also on the first floor, as well as a screened patio at the east side of the building. Many of the original five-panel wood doors remain throughout the first floor.

A wood-panel door with ornamental, leaded-glass sidelights (photos 0057-E10 and 0057-I43) comprises the front entrance and leads into a small entry vestibule. The walls and ceiling of this vestibule are lined with the original wood paneling and the space has a multi-colored tiled floor. Wood mailboxes for the residents are hung from the south wall of the vestibule. (Photos 0057-I44 through 0057-I47 are details of the entry vestibule.) From the vestibule, entry is made into the main hall/foyer through a leaded-glass wood door (photo 0057-I42). This main hall retains many original features, including painted wood paneling below the stair (photo 0057-I35), and the ornamental balustrade with turned wood balusters and square newel post (photos 0057-I30, -I31, I38). A framed watercolor of Henderson House by noted local artist Milton Kemnitz and a portrait of Mary Bartron Henderson are prominently hung on the south wall of the hall across from the main entrance (photos 0057-I32, -I33 and –I34). The closet at the southeast area of the hall was added when the house was converted into the cooperative in 1950.

Just off the main hall to the west is the TV lounge/library located in the northwest, 1950 addition. This room was renovated in the mid-1990s with new finishes, including the built-in bookshelves that line the east wall and new crown molding. The furniture in the room was also reupholstered as part of the renovation. When the Mary Markley House (another women's cooperative) closed in 1950, the Alumnae Council gave the books from the Mary Markley House library to the Henderson House. It was intended that the books be housed in an addition to Henderson House to be named the "Alice Crocker Lloyd Library" (this was described to the regents in April 1950). Many older volumes, sheet music and records dating to the early twentieth century are located on the shelves in the current TV lounge/library (which although not named the Alice Lloyd Crocker Library is within an addition) and may be some of those referenced.

Just off the main hall to the east is the large living room, which appears to be the original living room when the house was a single-family home. The window and door openings in the living room are trimmed with original wood trim and ornamental corner blocks. The room also has what appear to be the original tall wood baseboards. There are small, boxed projections above the windows; these along with the crown moldings and textured plaster ceiling appear to date to a later renovation. A fireplace is located on the south wall of the living room; this has more recent marble tile surround and wood mantle. A grand piano is located at the north end of the room.

The basement (photos 0057-I01 – 04) provides for additional study and gathering space with a large lounge and computer room at the north end. Although floor plans from 1975 show a fireplace at the south end of the lounge (directly below the first floor, living room fireplace), this wall is currently covered with bookshelves. Laundry facilities and storage areas are also located in the basement.

The second and third floors of the house contain the student rooms and a group bathroom at each floor. The front rooms at the second floor maintain original wood casings and trim at windows and doors from when the house was a single-family residence. All of the rooms have built-in closets added in 1950 and they are furnished with standard university housing furniture. Four of the student rooms at the second floor have small brass plaques recognizing donors. Room 2 (listed as room 204 on the 1975 floor plan) is named the "Maggie Cobb-Boyd Room." Room 3 (listed as room 205) is named the "Shirley Woodcock Gottschalk and Earl Charles Gottschalk Jr. Room." Room 3 (listed as room 206) is named the "Patricia Magle Jones Room." Room 9 (listed as 203) is named the Sally Bennett Roach and Barbara Wilson Smith Room." A door at the front stair hall on the third floor leads out to a small sun porch (which is the flat roof of the northwest addition).

Narrative description of historic background

The Mary Bartron Henderson House, the only current university-owned cooperative, is an enduring legacy of the University of Michigan Alumnae Council and the important role this organization has and continues to play in improving the quality of life for women students at the University of Michigan. The Alumnae Council was established as a branch of the general Alumni Association, to support the interests of the university's women and has since come to be an equal organization with the Alumni Association. Since its inception, the organization has actively pursued fundraises and has provided significant funding for women's housing, fellowships and scholarships, and other university organizations and initiatives that support women. The council was also instrumental in raising funds for construction and operation of the Michigan League and was a key supporter of the establishment of women's athletic programs at U-M.

The idea for a cooperative house for financially disadvantaged women dates back to 1914, when a small group of alumnae envisioned a house where women could live, work and study at a reduced rate. At the same time, several alumnae groups were forming in various cities throughout the United States. The first meeting that brought these groups together was held in Ann Arbor in 1917. The purpose of this inaugural meeting was to discuss what issues were important to the university's current female students and determine potential projects that the alumnae could undertake to enrich the quality of life on campus for U-M's women. The meeting quickly focused on the need for sufficient, quality women's housing, an issue that was prominent throughout the early 1900s. Two women's residence halls had recently been built through the generosity of private donors to address the issue, the Helen Newberry Residence and the Martha Cook Residence. But even with these residence halls and the many all-women's rooming houses in Ann Arbor that were approved by the Women's League, there continued to be a women's housing shortage. Thus, the meeting led to the alumnae determining that they could best help by funding and constructing additional women's housing.

The Alumnae Council further determined that they would provide women's housing that was more affordable than the rooming house and two residence hall options available. In 1917, they purchased a single-family home on Washtenaw Avenue and remodeled it into a cooperative house for sixteen female students. Operated as a cooperative, Alumnae House, as it was named, enabled the residents to earn a part of their expenses and thus reduce their overall living costs. This first Alumnae House continued to operate for just under ten years, and then in 1926 the house was demolished because the site was needed as part of the extension of Forest Avenue. That same year another house was purchased just up the street at 1219 Washtenaw and remodeled into the second Alumnae House. Also run on a cooperative basis, the second Alumnae House housed women students for many years. In 1944, the name of Alumnae House was changed to Mary Markley House in honor of Mary Elizabeth Butler Markley, one of the first women to graduate from the University who was actively involved in alumnae affairs throughout her life. (Mary Markley was again honored for her service to the U-M community and its women students in 1959 with a large women's residence hall named in her honor.)

In 1931, the Alumnae Club of Ann Arbor was formed. During its early years this alumnae club focused on funding scholarships for Ann Arbor girls who wished to attend the University of Michigan. In 1938, by which time the membership had reached 552, the group was named the Ann Arbor Michigan Alumnae Club. At this time the group embarked on an initiative to finance another cooperative dormitory for women that would be modeled on Alumnae House. The general Alumnae Council of the University Alumni Association joined the local group in this effort, initiating a fundraising campaign for construction of the cooperative. A sum of $45,880.00 was raised by 1945 and invested in bonds.

The planned cooperative was named the Mary Bartron Henderson Memorial House in honor of the late alumna. Henderson, class of 1904, had lead the fundraising campaign for construction of the Michigan League and was instrumental in its early years of operation. She was also actively involved in the early discussions to create cooperative living for women students at U-M; her work resulting in the creation of Alumnae House and later this cooperative named in her honor. Upon her death in 1937, the regents adopted the following memorial statement, which was included in their record of minutes and sent to Henderson's family and the Board of

Governors of the Michigan League, recognizing her important contributions to the U-M community and its women:

> The regents of the University of Michigan, together with the entire University community, and the former students of Michigan, have been profoundly shocked by the sudden death of Mrs. Mary Bartron Henderson, A.B., 1904, which occurred in Ann Arbor on April 26, 1937. Her name will forever remain associated, in the history of this institution, with the organization of the alumnae and the campaign which resulted in the building of the Michigan League, to which she devoted herself tirelessly and loyally. From 1926 to 1931, when she was the Executive Secretary of the Alumnae Council, Mrs. Henderson was the leader of the building campaign through its most critical period to its completely successful conclusion, and thereafter she remained chairman of the building fund until all payments on the League had been made. The University is gratefully aware that, though this splendid addition to the facilities came as the result of the united efforts of many, the executive ability, the abounding energy, and the courage of Mary Bartron Henderson were indispensable factors in the success of the enterprise. The Regents, therefore, once more makes record of their lasting gratitude for the extraordinary services rendered by Mary Bartron Henderson to her University, and express to her surviving family their heartfelt sympathy.

A site on Observatory Street, just north of the Mosher and Jordan Residence Halls (a large women's dormitory built in 1930), was selected for construction of the cooperative dormitory and in 1941 Detroit architect Douglas Loree, a U-M alumnus, began designing the building. However, in 1945 the university determined that the large site was more appropriate for a more traditional, large women's residence hall that was to be constructed to help with the housing shortage. (Alice Lloyd Hall was then built on the site in 1949.) As compensation to the Alumnae Council, the university offered to provide funds toward the purchase of another site for the cooperative. Further, construction costs continued to escalate with the labor and materials shortages of World War II and it soon became evident that it would be better to buy a well-constructed house and remodel it into a cooperative (as had been done at Alumnae House) rather than build new. With the funds from the university, as well as significant contributions from Detroit and Chicago alumnae, a single-family home on Hill Street was purchased in 1945. The house, which had been the home of U-M professor G. Carl Huber and his wife since 1905, was originally built for cigar wholesaler Oscar Robinson and his wife Elizabeth in 1892.

Almost immediately following the purchase, the Ann Arbor architectural firm of Colvin and Heller was selected to design a renovation and expansion of the home to house 25 girls. But due to lack of funds and the need to open the cooperative as soon as possible to help with the housing shortage, more immediate alterations were undertaken to enable the house to open for the 1945-46 academic year. The work consisted of minor alterations to ready the house for fifteen students, including installing additional toilet facilities, rearrangement of the kitchen to accommodate group living and installation of fire escapes. While the house was being readied for its new occupants, the Alumnae Council began determining whom they would be. The *Michigan Alumnus* reported that the students admitted to the cooperative, "will be carefully chosen. They will be required to stand high in scholarship and in physical and emotional fitness, and to give some evidence of their adaptability to cooperative living."

By 1950 the same architectural firm that had designed the temporary alterations (whose name had changed to Colvin and Robinson) designed a more comprehensive design that included interior remodeling and three additions to provide housing for 29 girls in the house. The additions included a large dormer addition to convert the attic into a third floor, a large rear addition, and a two-story addition at the front west side of the house. Interior remodeling included modernizing and enlarging the kitchen, incorporation of a director's suite on the first floor and alterations at the second floor to convert into student rooms. The expansion and renovation was completed in 1950 by the R. E. Davis Construction Company.

While Henderson House was beginning its operation, the Alumnae Council's other cooperative, Mary Markley House, faced many difficulties during the 1940s, as it was too small to be operated efficiently and due to minimal maintenance and repairs was in poor condition by 1950. The Alumnae Council thus determined that the house would close at the end of that spring's semester. Upon its closing, the Alumnae Council transferred many items from Mary Markley House to Henderson House, including furniture, dishes, silverware, linens and books from the house's library. $20,000 that had been earmarked for operations at Mary Markley House was also transferred to the construction fund for the Henderson House expansion.

Upon the opening of Henderson House, a Board of Governors was established to manage the cooperative. This Board of Governors is comprised of women volunteers (many of whom lived in Henderson House during their college years) representing various U-M alumnae clubs and continues to manage the cooperative, meeting at the house six times a year. The Board of Governors has many responsibilities in relation to Henderson House, including overseeing maintenance and upgrades, setting resident rates, approving budgets, determining scholarship recipients and advising the Resident Director in the management of daily household affairs. The Board of Governors also coordinates scholarships provided by these alumnae clubs to provide financial support for Henderson House residents. In 1953 the Board of Governors asked the regents to officially rename the house to the Mary Bartron Henderson House (dropping "Memorial" from the name), which the regents approved.

Once the additions and renovation work of the 1950s were complete, little change was made to the building over the next thirty years. During this period, modifications were minor and related to upgrading of the buildings' systems. These included the installation of exhaust fans in the bathrooms and installation of outdoor lighting in the 1960s. The property behind the house was converted into the parking lot in 1971. The telephone system was upgraded and miscellaneous work on the heating system was undertaken in the early 1980s.

More extensive renovation work took place at the house in the 1990s. The kitchen was renovated in 1990, the dining room was remodeled in 1992-1993 (including removal of a back student bedroom to enlarge the dining room) and other first floor renovation work took place in 1993-1994. Improvements to the parking lot were undertaken in 1996, including landscaping. More recent modifications at Henderson House include replacement of the windows in 2002 and upgrading of the fire alarm system in 2005.

Today, the Mary Bartron Henderson House remains a women's cooperative house, housing 29 female students during the academic school year. Due to its reasonable rates and pleasant atmosphere within a traditional house setting, Henderson House is considered one of the least expensive alternatives to both residence hall and private apartment living. Residents live in furnished single and double rooms and cooperatively share in household responsibilities, including cleaning and cooking family-style meals. Each resident works a maximum of five hours per week. Meals are planned by a food manager (a student selected by the residents) from the recipe suggestions of the residents. The job schedule is arranged according to each resident's class schedule by the house manager, also a student. The Resident Director, who is a student, lives in the house to handle administrative duties and coordinate student activities.

Mary Bartron Henderson House is a contributing resource in the Washtenaw/Hill Historic District as defined by the Ann Arbor Historic District Commission. This historic district is comprised of nineteen buildings on Hill Street between South Forest and Washtenaw Avenue and two houses on Washtenaw. Colonial Revival and Queen Anne architectural styles are predominant within the district, including the prominence of these features at the Henderson House. The district also contains homes designed by noted architects Irving Pond and Albert Kahn.

Deed research - list all deeds pertaining to this property and the contents of the deeds. Be sure to note any and all restrictive covenants, liens, encumbrances, easements, etc. Identify all other restrictive terms which may have been part of gift agreements, etc.

Property purchased 1945 – deed 552A, dated 10/3/1945 – 1330 Hill Street, lot 5 in Olivia Hall's subdivision; unrestricted.

Statement of significance: describe how the property achieves significance, as per in "areas of significance." Follow National Register criteria, paying close attention to local level significance, especially as relates to the university community. If categorized as contributing or non-contributing (rather than significant), explain why.

The Mary Bartron Henderson House has a moderate level of historic significance, and in general meets two of the criteria for significance as defined by the National Register. First, Henderson House is a noteworthy example of period residential architecture in Ann Arbor, with Queen Anne characteristics, and is a contributing resource in the Washtenaw Hill Historic District (criterion b – architecture - noteworthy example of style; contributing to neighborhood/district). Second, Henderson House is the only remaining women's cooperative on the U-M campus, maintaining the important role the Alumnae Council has played in providing this type of housing for students through the years (criterion e – associated with event(s) which are significant to the history of the university – housing of students on campus). The applicable areas of significance within the criteria are architecture and social history/housing.

Summary of architecture, history & significance (200 words max):

The Mary Bartron Henderson House is a women's cooperative located on Hill Street at the corner of Olivia Avenue, in the residential area south of Central Campus. (This area is comprised mostly of student housing, including fraternities, sororities, and private student housing, both in converted houses and apartments). The front-gabled, Queen-Anne style brick house was originally constructed as a single-family home cigar wholesaler Oscar Robinson and his wife Elizabeth in 1892. The house was later the home of U-M professor G. Carl Huber and his wife. In 1945, the home was purchased by the university with funds provided by the Alumnae Council and was renovated and expanded into a women's cooperative. Expansion work included two, two story additions and the additional of dormers along the length of the third floor converting it from an attic into usable space. Today, the Mary Bartron Henderson House remains a women's cooperative house, housing 29 female students during the academic school year. A Board of Governors, comprised of women volunteers (many of whom lived in Henderson House during their college years) representing various U-M alumnae clubs and manages the cooperative; with the university providing maintenance and furnishings. The Henderson House has a moderate level of historic significance in that is a noteworthy example of the period residential architect, and it is associated with events that are significant in the university's history – the housing of students on/near campus. It is a contributing resource in the Washtenaw-Hill Historic District as defined by the City of Ann Arbor.

Historic evaluation (1 is the highest value)

Level of significance: __2__
1 = high - significant - meets or exceeds National Register criteria
2 = contributing/complementary - not significant on its own, but adds to fabric
3 = non-contributing due to age but will gain significant classification at 50 years
4 = non-contributing due to factors other than age

Category of significance: _3__
1 = irreplaceable architectural value
2 = highest local significance
3 = noteworthy
4 = lacking sufficient architectural value

Note effect on significance of property if acquired through gift/purchase rather than UM built _none except it is separated from campus by two blocks_

Criteria/area(s) of significance (list all that are applicable): ____b, e_____
a = architecture - individually noteworthy
b = architecture - noteworthy example of style; contributing to neighborhood/district
c = associated with significant architect and/or builder
d = associated with person(s) who've made significant contribution to university, city, state or nation
e = associated with event(s) which are significant to the history of the university, city, state or nation

Historic designation (check all that are applicable):

__X__	Local	date listed: __May 1986	name as designated: Washtenaw / Hill Historic District (Oscar Robinson House)_____
_____	State	date listed: _____	name as designated: _____
_____	National Register	date listed: _____	name as designated: _____
_____	National Register eligible, but not listed yet		
_____	HABS documentation		

Architectural value as example of style: _2__
1 = Superior
2 = Good
3 = Fair

Incidence of style: _3__
1 = Rare
2 = Moderate
3 = Common

Effect of the surroundings on the building: _2__
1 = Good
2 = Moderate
3 = Detrimental

Value to the neighborhood: _2__
1 = Significant
2 = Moderate
3 = Minor
4 = None

Potential for adaptive reuse: _2__
1 = Good
2 = Fair
3 = Poor

Potential for moving to new site:_2__
1 = Good, moveable
2 = Poor, not moveable

Additions and alterations:

None or Minor	_____	- appropriate
	_____	- inappropriate
Moderate	_____	- appropriate
	_____	- inappropriate
Extensive	__X__	- appropriate – 1950 2-story west and south additions
	__X__	- inappropriate – 1950 third-story dormer addition

Demolition potential: _2__
1 = None - retain at all costs due to historic signif.
2 = Low - retain if economically feasible
3 = Moderate, but move or sell if possible
4 = High - can be demolished if necessary, following detailed documentation and salvage of significant features

Special features - describe each individually in narrative description and select appropriate category:
(e.g., leaded windows, decorative details, lantern towers, door/window surrounds, etc.)
1 = significant - retain at all costs, do not replace
2 = important - retain if economically feasible
3 = important - replace with replica OK
4 = moderate importance - replace with alternates with same visual characteristics

References: documentary sources of information

See also *History of Student Housing, Dormitories and Residence Halls* (UPO, 2008)

Bentley Historical Library sources
Henderson House records
Housing Division record

Regents' Proceedings

AEC-UPO file for building 0062, and general file on Residence Halls

The University of Michigan – An Encyclopedic Survey, Vol. IV (1958), pp. 1722-1724, 1791-1797

Article in *Michigan Alumnus*, April 9, 1938, p. 343
Article in *Michigan Alumnus*, March 8, 1941, p. 308
Article in *Michigan Alumnus*, October 6, 1945, p. 5
Article in *Ann Arbor News*, August 26, 1995
Article in *Ann Arbor News*, September 26, 1989
Article in *Michigan Daily*, January 16, 2008

Documentation for the Washtenaw-Hill Historic District, Ann Arbor Historic District Commission (see City of Ann Arbor Planning Department)

On-Line Sources:
Website: Uhousing, University of Michigan: Residence Hall Overviews, Henderson House; viewed February 2008. www.housing.umich.edu/residencehalls/index.php?hall=henderson&hallname=Henderson%20House&details=1

"Henderson House Guidelines," 10/2/2006. 12 page document providing introduction to the benefits and the responsibilities of living at Henderson House. http://www.housing.umich.edu/pdfs/HENDERSON_HOUSE_GUIDELINES.pdf

Web Portal: "University of Michigan History Site" http://umhistory.org/history/

Historic maps the property appears on, such as Sanborn maps, bird's eye-view maps, campus plans (include copies of that section of the maps):
Sanborn maps 1916, 1925
Mort's map circa 1955

Location of drawings/photos of the property:
Construction drawings – AEC-FIC
Historic photos – Bentley Historical Library
Recent and survey photos – AEC-UPO

Survey conducted by: Michelle Smay	Date survey form completed: November 2008
For more information contact: AEC-University Planner's Office	Miscellaneous: Field survey completed spring 2008; see also *History of Housing, Dormitories and Residence Halls* (UPO, 2008)
Survey with digital photos filed at: Architecture, Engineering & Construction – University Planner's Office	
Photos, historic: Bentley Historical Library	