University of Michigan

Historic Resources Survey - Building Building # 0062

Current name: Helen Newberry Residence	
Historic (original) name: Helen Handy Newberry Residence	
Other names: Newberry Residence Hall	Date of construction: 1914-1915
	Date(s) of significant additions/remodelings: 1934 addition (sunroom) and remodeling
Architect (original): Kahn & Wilby Associates (Albert Kahn)	Address or location information: 432 South State Street
Builder (original): Christman Co.	Lot & block #: Lot 5 and the western 15' of lot 12 in Block 4 South of Huron Street, Range 9 East (lot 5 and lot 12, B4S, R9E)
Architect (additions, &c.): 1934 - U-M Building and Grounds	Date of acquisition through purchase or gift (if applicable): 1915/1925 (see narrative)
Builder (additions, &c.)	National Register or other designation: None, but possibly National Register eligible

Architectural Description

architectural style: Adapted Colonial Revival	orientation and form: rectangular on east-west axis (currently faces west)
# stories: 4 (3-1/2) plus basement	materials: stucco with brick and limestone details
chimneys/dormers: 4 chimneys: two end chimneys located near west end of building, one at north elevation and one at south elevation; two chimneys project through roof at east end of building. Several dormers and elevator penthouse project through roof, all clad in slate shingles.	number of vertical divisions or bays: 3 (wide central bay and smaller end bays at east and west ends)
window type: replacement double-hung windows, insulated units with false muntins to represent multi-pane configurations	fenestration: regular pattern at 1st, 2nd and 3rd floors; single and grouped at fourth floor dormers; paired and grouped at sunroom and enclosed porch
entrance type/porches: west entrance flush with simple canopy; north entrance slightly recessed; both with neoclassical detailing	door placement: center of west elevation and east end of north elevation
roof type: hipped	roof materials: slate shingles with metal at ridges
interior features contributing to character of building: original finishes remaining throughout building, mainly at first floor including applied wood moldings and wood floors; fireplaces and wall finishes in lounge and sunroom; French doors	foundation: concrete and brick
out-buildings and important features of immediate environment: landscaped lawn areas east and north of building; its relationship to Newberry Hall and Betsy Barbour Residence	
Decorative elements, important or visually prominent exterior features: brick accents at entrances and windows, enclosed porches, slate roof	

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.

The Helen H. Newberry Residence was designed by noted Detroit architect Albert Kahn, with his partner at the time Ernest Wilby, in an adapted Colonial Revival style. The building is set back considerably from State Street, with its west façade close to Maynard Street. A large, landscaped lawn area extends between the building and the Betsy Barbour Residence to the north. This open lawn area also extends to the east of both buildings.

The four-story building is overall a rectangular shape running east-west. The massing is configured as a long, east-east central bay and two end bays at the north and south ends of the building. The building currently has two entrances: one at the west façade facing onto Maynard Street and the other near the east end of the north façade, opening onto the lawn area between Helen Newberry and the Betsy Barbour Residence. (The original main entrance to the building was centered on the east façade, but was removed when the sun porch was added to the east end of the building in 1934.)

Exterior

The exterior of the building is simple in design, presenting a modern version of the Colonial Revival style, one of the dominant residential architectural styles during the early twentieth century in the United States. Features of the style that can be seen at the Helen Newberry Residence include the symmetrical façades, contrasting window arches, dormers and porch detailing. The building originally had black window shutters, another typical feature of Colonial Revival domestic architecture. The 1934 sunroom addition and north façade entrance also express the Colonial Revival style in detailing.

The entire building, above the first floor line, is clad in stucco that is painted a light blue-gray color. The exterior of the basement walls above grade are faced with dark red brick, visually creating a dark base for the building in contrast to the lighter stucco above. The brick is set in a running bond pattern, capped with vertically laid bricks with a chamfered top edge (photo 0062-E15). The brick foundation walls are accented with limestone quoin caps at the outside corners of the building and chimney corners (photo 0062-E58). Additional brick detailing on the building includes the entrance bay at the west façade, a brick surround at the north entrance, shallow-arched brick lintels at the first floor windows (photo 0062-E34), flat (jack) brick arches over the second floor windows (photo 0062-E38), and a brick soldier course band that extends around the building just below the third floor windowsill line. A projected limestone band runs continuously above this brick stringcourse and the outside corners of the brick stringcourse have limestone corner blocks similar to those at the top of the foundation walls. The ends chimneys at the east end of the building are also brick above the third floor windowsill line as well (photo 0062-E59).

The main hipped roof runs east-west, with intersecting north-south hipped roofs at the east and west bays of the building. The roof is covered with dark red and purple tone slate shingles in a standard pattern with flat metal cresting at the ridgelines. The walls of the building's many dormers and the elevator penthouse are also faced with the same slate shingles. The roof was replaced in 2004 to match the original materials and pattern. The roof ends with open eaves and the exposed rafter tails have a decorative profile (photo 0062-E12). The building has half-round gutters; both the gutters and downspouts are painted white to match the building trim. The downspouts have decorative collector heads located a few feet below the eaves (photo 0062-E39 and E41). All of the building's windows were replaced in the 1980s. The current windows are vinyl, double-hung units with false muntins to represent a six-over-six pane configuration. The original windows appear to have been double-hung, six-over-six wood units. The basement, first and second floor windows have limestone windowsills. The third floor windows sills are integral to the projected limestone band running at the third floor windowsill line. Review of historic photographs indicates that the original black decorative shutters were probably removed as part of the 1934 renovations.

The west façade (photos 0062-E01 through 0062-E15) is symmetrical and features a central entrance facing the street. A short flight of steps with metal railings and brick cheek walls leads up to the entrance (photo 0062-E06). A small, flat canopy hangs from the face of the building over the entrance. The canopy is painted white and the underside (ceiling) has wood panel detailing. The upper panels of the six-panel entrance door have been replaced with glass and the door opening has a painted white surround with ornamental moldings. The central entrance bay is accented with brick that extends up to the brick stringcourse at the third floor windowsill level. The brick panel has varying brick patterns and is capped with a brick and limestone arch. There are three dormers with curved roofs at this elevation at the fourth floor level, set into the hipped roof to appear as an attic or upper half-story. The building is set close to the street at this side of the building. The small area between the sidewalk and building is planted with ornamental trees, shrubs and ground cover.

The north side of the building (photos 0062-E16 through 0062-E41) is visually divided into three sections; a long-central section and two hipped-roof end bays that project slightly from the central, main section. A large chimney extends up the face of the building near the east end and an interior chimney extends through the roof line hear the west end of the building. A long shed-like dormer with four window groupings extends nearly the full length of the central bay and there is a small dormer at each of the end bays. The west dormer has a curved roof similar to the dormers at the west elevation and the east dormer intersects the end chimney (photo 0062-E40).

The current main entrance into the building is located near the east end of the central bay (photos 0062-E20, E21, and E22). This entrance was installed in 1934, when the original main entrance on the east façade was removed for the sun porch addition. The entrance is slightly recessed and Colonial Revival in character, with a rectangular transom, sidelights, paneled jambs and a six-panel door; all painted white. The entrance recess is framed with a brick surround. The brick surround is detailed at the head with jack brick arch with a limestone keystone.

A one-story enclosed porch extends out from the building at the west end of the central bay (photo 0062-E26). This was originally an open porch that was enclosed in 1934. The porch has Classical detailing, including square pilasters and simple panel work below the windows. The porch rests on brick piers with latticework between the piers. The roof is flat with open, trelliswork eaves (photos 0062-E32 and E-33). Review of historic photographs indicates that these eaves are a detail kept from the original open porch design. A precast concrete stair with metal railings leads up to French doors centered on the north face of the enclosed porch.

The east elevation (photos 0062-E42 through 0062-E48) has a one-story sun porch that extends the full width of the building. The same stucco facing and brick details are continued from the rest of the building above the sun porch. A wide shed dormer with five windows extends across the roof.

The sun porch was added to the building in 1934. Prior to this addition, the east façade featured the building's main entrance. This classically detailed entrance projected from the face of the building, with brick and limestone details and a wrought-iron upper balustrade. The current enclosed sun porch (now an integral room of the building) also has Classical detailing, including classic cornice trim moldings, fluted square pilasters and simple panel work below the windows. The windows are double-hung with separate transom windows above each. The addition has a brick foundation; the brick is laid in vertical coursing pattern to match the top of the brick foundation walls at the rest of the building.

The south side elevation (photos 0062-E49 through 0062-E59) is very similar to the north façade, with a few variations. The façade is visually divided into the same three sections, with an end chimney at the east bay and a smaller chimney projecting through the roof at the west bay. This side of the building has the same dormer configuration as the north elevation. An elevated open patio extends out from the building at the west end of the central bay (photo 0062-E50). This patio rests on a concrete foundation and has brick parapet walls with stone coping. Three pairs of French doors lead out onto this patio. The door openings are capped with curved brick arches to match the first floor windows. There are also two service entrances on this side of building.

Interior

There have been minimal changes to the interior of the building since its construction. The most significant changes, which did not change the overall layout, have been the reconfiguration of rooms in 1934 in conjunction with the enclosed sun porch addition at the east end of the building and the change in use of the areas that were originally the dining room and serving kitchen.

The entry vestibule/alcove (room 1V04) is just inside the north entrance into the building (photo 0062-int01). A bronze plaque (photo 0062-int02) hangs on the west wall of the alcove that reads:

THIS BUILDING ERECTED
IN MEMORY OF
HELEN HANDY NEWBERRY
BY HER CHILDREN
TRUMAN HANDY NEWBERRY
JOHN STOUGHTON NEWBERRY
HELEN NEWBERRY JOY
1915

The entry vestibule opens onto a small lobby through a wide opening with a rectangular transom. The vestibule and lobby retain their original finishes, including ceramic tile floor, crown moldings, chair rail, and applied wood moldings (photos 0062-int03 and 04). A framed portrait of Helen Newberry hangs on the west wall of the lobby (photo 0062-int06) and the student mailboxes are located on the north wall, next to the opening to the vestibule. The lobby is furnished with two wood benches along the east and west walls. One is an elaborate antique bench (photo 0062-int07) and the other is a simpler wood bench (photo 0062-int08) that appears to date to the early twentieth century. This latter type of bench can be found in many of the residence halls, including West Quad, and is presumably original to the building.

A wide, wood-cased opening leads from the lobby into the main corridor. This corridor runs east-west down the center of the building and has the same finishes as the lobby. The walls have a painted wood chair rail with applied wood moldings above and below in a panel configuration (photos 0062-int08 and 09). The openings at each end of the corridor, as well as a cased opening at the center of the corridor, have four-light transoms above them. A plexiglass sign that reads “HELEN NEWBERRY RESIDENCE” with a silhouette image of Helen Newberry (photo 0062-int10) is hung on the south wall of the corridor adjacent to the opening into the main stair. (The same type of sign is also hung at Betsy Barbour Residence.) The opening into the stair has been infilled with a door and side panels for fire safety (photo 0062-int11). The main stair has a wood balustrade with a curved railing (photo 0062-int 12 and 13).

A watercolor of the building by noted local artist Milton Kemnitz hangs on the south wall of the corridor (photo 0062-int14). Two other wall hangings in the corridor provide background information, including photos and text, on the Adelia Cheever House and Lillian Rosewarne Goddard, who was instrumental in the organization of the Adelia Cheever Board of Patronesses. (The Adelia Cheever Living Learning Community that was originally located in the Cheever House at Oxford Housing is now located in the Helen Newberry Residence.)

Two large rooms are located at the east end of the first floor (rooms 100 and 102). These rooms serve as lounges for the residents and are furnished with traditional furnishings. These rooms are finished with traditional applied wood moldings and room 102 features fireplaces at the north and south walls. Room 100 is was named the Audre Lorde Minority Lounge in May of 2008 and a painting of the late poet Audre Lorde hangs in the room. Three pairs of French doors connect the two rooms.

Room 121, which is the south half of the original dining room, now serves as an open lounge space. This room has simple finishes, including a painted wood chair rail and tall wood baseboards. The north half of the original dining room (room 120), along with the former serving kitchen (west half of room 120) and the enclosed north porch (room 1P24) now house the Adelia Cheever Living Learning Community. The original wood flooring remains in the area of the original dining room and the north half of room 120 retains a quarry tile floor from

when it served as a serving kitchen. Three pairs of multi-light French doors connect rooms 120 and 1P24. (Photos 0062-int18 through 24 are of these rooms.)

The opening leading to the west stair has been infilled with a fire door (photo 0062-int17). The stair has a simple wood balustrade and a wood chair rail at the walls (photo 0062-int25). The upper floors of the building are laid out with a central east-west corridor extending the length of the building, flanked by student rooms. The corridors have carpet with a traditional pattern, and the simple finishes include painted wood baseboards, chair rail and picture rail (photo 0062-int26). There are kitchenettes at the west end of the second and third floors, which retain their original wood cupboards (photos 0062-int27 and 28). Original wood closets and window seats also remain through the student rooms (photos 0062-29 through 31). The student rooms are furnished with current standard university furnishings.

Special Features Assessment

There has been minimal change in appearance to the building since 1934 and is a fine example of architect Albert Kahn's residential architecture. All of the original exterior and interior details, as well as those dating to 1934, are considered noteworthy and should be retained if economically feasible (category 2).

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.

The Helen Newberry Residence is located on two parcels of land – lot 5 and part of lot 12 in Block 4 South of Huron Street, Range 9 East. The university already owned lot 12 (part of a purchase in 1902 that included lots 12, 13 & 14, deed 24A). Lot 5 had been purchased by the Students' Christian Association in 1913 from a private owner. In 1915, the SCA deeded the property of lot 5, which included the newly built residence hall, to the university (deed 99A), with restrictions that stipulated that the property "…shall be maintained and operated as a residence hall for women students of the University of Michigan, and the net income arising there from, after operating expenses and the expense of upkeep are discharged, shall be paid to the [SCA] to be used by it in the maintenance of its work for women of the university, and the acceptance of this conveyance shall be construed as an acceptance of the obligations of this conditions, and a breach of it shall entitle the [SCA] to a reconveyance of the lands…" However, in 1924 a memorandum of agreement was executed between the university and the SCA that nullified the deed (indenture) of 1915 and resulted in the transfer of lot 5 to the university for a cost of $25,000 (memorandum dated 7/1/1924 and recorded 10/24/1924, and deed 249A recorded 2/11/1925). This agreement also stipulated that all restrictions placed in 1915 were now void and that there would be complete separation of the interests of the university and the SCA so far as the Helen Newberry Residence was concerned. However, the agreement also stated that the "Helen Newberry Residence shall hereafter be handled as a dormitory for women…" So although the land is owned without restrictions, there is this use restriction existing via the memorandum of understanding.

Narrative description of historic background

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

The Helen Newberry Residence, a dormitory exclusively for women, is a continuing expression of the history of women's housing at the University of Michigan. Along with the Martha Cook Building that opened to students a few months later, the opening of the Helen Newberry Residence signified the manifestation of the long-coming but successful women's housing movement of the late 19th and early 20th centuries. These two residence halls, along with the Betsy Barbour Residence built in 1920, signify the importance of generous donors in the creation of women's housing on campus. It would not be until 15 years later that housing would be funded through state and federal funding.

Although the plans for the Helen Newberry Residence were approved by the regents nearly eight months later than those for the Martha Cook Building, due to its smaller and simpler design, the Helen Newberry Residence was completed in less time. Opening for the summer term of 1915, the Helen Newberry Residence officially became the first women's residence hall at the University of Michigan.

As of 1860, the university provided no student housing. By the time women students began attending in the 1870s, student housing consisted of fraternities and boarding and rooming houses for men. As the number of women students continued to increase, the struggle for adequate housing for them also increased. Through the 1880s and 1890s, several female students took on the initiative themselves to improve their living situation through the formation of sororities and informal "house clubs." Through grouping together women were often able to obtain better room and board at rooming houses and sometimes reduced rates. The movement for improving living conditions became more formal through the formation of the Women's League in 1890 and the establishment of the position of Dean of Women in 1896. Working together with alumnae, the Women's League and the first two Deans of Women (Eliza Mosher and Myra Jordan) spearheaded many efforts to not only improve off-campus living conditions for women but also to provide university housing for them. These included the program of "League Houses," private boarding houses that were rented exclusively to women and approved and inspected by the Dean of Women; and an initiative to provide women's residence halls.

The women's residence hall program spearheaded by the Women's League gained the support of William W. Cook, a prominent New York City attorney and U-M alumnus. Mr. Cook's generosity resulted in the funding of the Martha Cook Building, another exclusively female dormitory named in honor of his mother. The efforts of the Women's League campaign to raise awareness of the need for women's residence hall was also taken seriously closer to home in Detroit. In the late spring of 1913, the three children of Helen Handy Newberry responded to the Women's League fundraising campaign and informed the university that they too would provide funding to erect a women's residence hall in honor of their mother.

University President Harry Hutchins enthusiastically announced at the 1913 commencement exercises that the university had recently received two generous gifts for the construction of women's dormitories. One of the gifts was from William Cook, at that time acknowledged only as an anonymous donor, for a residence hall for 100 girls (see survey form for Martha Cook Building #0052). His speech provided more detail on what was to become the Helen Newberry Residence, stating:

> "The second gift, to be known as the Helen Handy Newberry Memorial, consists of approximately $75,000, given by Mrs. Henry N. Joy, Truman H. Newberry, and John S. Newberry, of Detroit, for the erection of a residence hall for women students, and as a memorial to their mother, Helen Handy Newberry. The sum is contributed to the Students' Christian Association of the university, and the hall is to be erected according to plans to be approved by the authorities of the university, and to be under the administration and general supervision of the university. Any excess of rentals above the expense of operation is to be used in the payment, first, of the salary of the General Secretary of the women's branch of the Students' Christian Association, and second, for the general purposes of the same work."

The Newberry siblings' gift to the Students' Christian Association (SCA) was given with the understanding that the residence hall would be built and administered by the university on property owned by the SCA. In particular, they wished the dormitory to be located adjacent to Newberry Hall, the campus home of the SCA. Their mother, Helen Newberry, had made a substantial gift to the university in the mid 1880s for the construction of Newberry Hall, in honor of her late husband, John S. Newberry, University of Michigan class of 1847. Her children felt building the residence hall in her honor adjacent to the hall in his honor fitting and appropriate. Newberry Hall (now the home of the Kelsey Museum of Archaeology) was located on State Street, across from University Hall. The Newberrys desired the new residence hall to be located north of Newberry Hall, particularly on the land extending from Maynard Street on the west to State Street at the east. This property consisted of two parcels: the west parcel facing onto Maynard Street that was privately owned, and the university-owned east parcel (immediately north of and adjacent to Newberry Hall). The Newberrys proposed that the residence be built on the west lot, with its front façade facing east toward campus. The east lot would then serve as a large front lawn for the dormitory, providing space for outdoor recreation of the residents, a clear view to the street and direct access to campus.

The SCA purchased the west lot in the summer of 1913 with funds provided by the Newberry estate. A small building (an older single family house) that housed the Athletic Association offices sat on the east lot. Just prior to the opening of the Helen Newberry Residence in the spring of 1915, the university demolished the building and the Athletic Association's offices were relocated to the clubhouse at Ferry Field (now called Hartwig Building). The university also planted the open lot with shrubbery and flowers under the direction of the Department of Landscape Design.

Working with the Student's Christian Association, the Newberrys selected the Detroit architectural firm of Kahn and Wilby to design the dormitory. The firm had recently completed other work at U-M, including the West Engineering building, Hill Auditorium, and the Natural Sciences building (Kraus). Soon after he designed the Helen Newberry Residence, Albert Kahn served as the university supervising architect from 1920 through 1925. A well-known architect throughout Michigan and the country, Kahn's career included the design of eighteen buildings and other structures and additions at the University of Michigan; at least four of them, including the Helen Newberry Residence, designed with his partner at the time, Ernest Wilby. Albert Kahn also designed the Detroit home of John S. Newberry, one of the building's donors, in 1915.

Kahn and Wilby developed a plan for the residence hall that was reflective of the popular Colonial Revival style, with exterior detailing that presents a more residential and informal feel than its neighbor, the elaborate, Richardsonian Romanesque Newberry Hall. At the residence hall, the architects designed a modern, simplified adaptation of the Colonial Revival style. It is interesting to note that the Helen Newberry Residence bears some resemblance to Albert Kahn's own self-designed home in Detroit, which was a modern adaptation of the English Renaissance style. Similar features between the two buildings include the stucco facing, and the roof style, slate, and open eaves. The dormitory was designed to house approximately 70 students, as well as to provide accommodations for servants. Two large meetings were held with current women students to gather input on the design. Based on these meetings, most of the rooms were designed as single rooms.

The building was designed with its main entrance on the east façade, facing onto the open lawn to State Street. Two reception rooms were located just inside the main entrance. These rooms were designed with large openings between them to allow for them to be opened into a larger room for receptions and dances. The *Michigan Alumnus* reported that these rooms had paneled walls with a color scheme of "deep ivory, old blue and brown." The article also noted these rooms included furnishings and other gifts, including a carved chest, given by the Newberry family. The large dining room was located near the west end of the first floor and expanded the full width of the building with terraces at the north and south sides of the building. A serving room was located at the northwest corner of the first floor, adjacent to the dining room. Offices, the social director's apartment, the dietician's suite, a guest room and a few student rooms were also located on the first floor. The kitchen, laundry, sewing and storage rooms were located in the basement. The second and third floors were devoted to student rooms, each floor also having a small sitting room with attached kitchenette. The *Michigan Alumnus* reported that the original furnishings in the student rooms included brown, heavy velvet rugs, oak and

wicker furniture, and "touches of chintz and light brown hangings." The fourth floor originally housed living accommodations for the building's servants.

The architectural plans were presented to the regents at their November 1913 meeting. The completed design was a building that was slightly larger than the west lot purchased by the SCA for the residence hall, extending east onto the university-owned lot intended to be the open front lawn area. Therefore, in March of 1914, the regents gave permission to the SCA that the residence hall could extend into the western 15 feet of the university lot. In the spring of 1915, just prior to the building's opening, the SCA deeded the west lot and the Helen Newberry Residence built mostly upon it, to the university with the attached condition, "that the net income from its operation, after paying operating expenses and upkeep, [would] be paid to the SCA for the maintenance of its work for the women of the university." The deed was filed in June 1915 with the agreement that if the conditions of the deed were breached the SCA would be entitled to a reconveyance of the property. As another condition of the deed transfer, the SCA also requested that while they understood that the dormitory should conform to the university's plans for the management of its other residence halls, the SCA should remain indirectly involved in the management of the Helen Newberry Residence. The SCA and the university regents agreed to the creation of a Board of Governors administration of the dormitory and that the board would consist of five women governors; one to be the Dean of Women and at least two of the others to be graduates of the University of Michigan. The SCA Board of Trustees would nominate members of the Board of Governors to be appointed by the regents. Mrs. Henry N. Joy, one of three donors of the residence hall, became one of the first members of the Board of Governors.

The architectural plans were approved, buildings were removed from the west lot (primarily and older single family house) and excavation work began in the spring of 1914. The contractor was the Christman Company of Lansing. The *Michigan Alumnus* reported that by October the walls were well up and "some idea of the appearance of the building can already be obtained." Construction was completed in late spring of 1915 and its first residents moved in for the summer semester.

By the early 1920s, the SCA started discussion with the university to sell the residence hall and its property to the university, replacing the deed agreement in place that required that all net profits of the residence hall would return to the SCA. Essentially, through sale to the university, the SCA would remove itself from the residence hall, relinquishing in entirely its interest in the earnings of the building. Negotiations between the SCA and the university lasted several years with much disagreement on many issues, such as those related to the original terms of the Newberry gift, the provisions of the deed agreement in place, the calculation and amount of net profits that were owed the SCA, the value of the land and the sale price. After several committees on both sides reviewed and negotiated the issues at hand, an agreement was made in June 1925 for the sale at a sum of $25,000 plus interest. This sale also included the south edge of the open lawn area east of the building. (Although this property was mostly owned by the university already, the south quarter of the lot was owned by the SCA in connection with Newberry Hall located on the lot south of it.) Final settlement was made in October. The regents' proceedings indicate that the university paid the SCA a sum of $25,383.56, which included interest for the time between the June agreement and the October sale.

In 1934, an enclosed sunroom addition was added to the east end of the building and the main entrance was relocated to the north side of the building, opposite the central staircase. Although modest in design, the new entrance incorporated some of the features of the original entrance in its design, including a classical brick surround and transom. The porch near the west end of the north façade was also enclosed in 1934 and some of the building's interior was renovated. The front reception room and lounge were opened up to the sunroom addition, converting the east end of the first floor into one large room. Three pairs of French doors were installed connecting this large room with the new sunroom addition.

The residence hall continued to provide housing for between 70 and 80 female students through the 1940s. World War II then brought on a significant increase in enrollment of women. This, compiled with the military occupying most of the men's dormitories on campus, brought on a severe student housing shortage. Although several fraternity houses were leased by the university to help alleviate the situation, the residence halls that remained as university housing were taken well past capacity. In 1945 the "special dormitory committee" of the

regents proposed building a multi-story addition between Betsy Barbour and Helen Newberry residences to help alleviate the situation. This addition was to be located at the west side of the buildings, house 156 students and be operated as a separate dormitory. However, the regents did not approve this proposal and by the early 1950s, 118 women were living at the Helen Newberry Residence, over its intended capacity. Several of the rooms were remodeled from singles into doubles in 1953 to better accommodate the increase in residents.

With the exception of the 1934 addition and renovation work, minimal changes have been made to the building. There were minimal, if any, changes to the building during its first nearly twenty years of use. A few modifications took place in the 1940s, including the addition of the canopy over the north entrance (similar in design to the existing canopy at the west entrance) and remodeling of the kitchen. Safety upgrades, including the installation of exit lighting and enclosing the east stairway, were undertaken in the 1950s and a dumbwaiter between the basement kitchen and the first floor serving room was installed. A series of upgrades and miscellaneous interior alterations took place in the 1970s and 1980s, including replacement of finishes, the installation of a fire alarm system and emergency lighting, replacement of bathroom fixtures and replacement of the elevator. An addition was added to the dining room at the adjacent Betsy Barbour Residence in the late 1980s. Following the completion of the addition the residents of Helen Newberry Residence shared this dining facility with the residents of Betsy Barbour Residence. The former dining room and serving room at Helen Newberry Residence was then converted into a library and lounge.

More recently the library (the north half of the former dining room, the former serving kitchen and the north enclosed porch) became home to Adelia Cheever Living Learning Community. This initiative brings attention to cultural awareness and the exploration of global issues that impact women and provides programs that are open to residents of both the Helen Newberry Residence and Betsy Barbour House. The lounge at the east end of the first floor (the enclosed sun porch area) was named the Audre Lorde Minority Lounge in April 2008. Student residents, University staff and special guests, including the daughter and sister of the critically acclaimed novelist, poet and essayist, attended the dedication event.

Today, the Helen Newberry Residence remains an exclusively all-female residence hall; housing approximately 140 women, 70% of which are freshmen. Many facilities and administrative responsibilities are shared between the Helen Newberry Residence and the adjacent, also all female, Betsy Barbour Residence. The front desk and dining area for both dormitories are located at Betsy Barbour. The computer site, kitchenette and an exercise-dance room are located within Helen Newberry.

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 Helen Newberry Residence has a high level of historic significance, which may qualify it for listing on the National Register, as it meets three of the criteria for significance. The Helen Newberry Residence was designed by the renowned Detroit architect, Albert Kahn (criterion c – associated with significant architect and/or builder). A well-known architect throughout Michigan and the country, Kahn's career included the design of 18 buildings and other structures and additions at the University of Michigan. Kahn also served as the university supervising architect from 1920 through 1925. As the first women's residence hall, the Helen Newberry Residence is significant to the history of U-M (criterion e – associated with event(s) which are significant to the history of the university, city, state or nation). Completed in 1915, the residence hall was the first dormitory for women. Prior to its construction, university housing had not been provided since 1860 (and that was for men only, as women not yet been admitted to the university). The residence hall was funded through a gift of the Newberry family, in response to an important fundraising campaign led by the Women's League. Finally, the building is a fine example of the Colonial Revival style adapted for a large multiple-dwelling structure (criterion b – architecture – noteworthy example of style; contributing to the neighborhood). The applicable areas of significance within the criteria are architecture, architect, campus development, and social history/housing.

Summary of architecture, history & significance (300 words max):

The Helen H. Newberry Residence was completed in the spring of 1915 and was the first women's residence hall at the University of Michigan. Along with the Martha Cook Building that opened to students a few months later, the opening of the Helen Newberry Residence signified the manifestation of the long but successful women's housing movement of the late 19th and early 20th centuries. Prior to the construction of these two dormitories, university housing had not been provided since 1860 (and that was for men only, as women not yet been admitted to the university). The building was built through a generous gift from Mrs. Henry N. Joy, Truman H. Newberry, and John S. Newberry, of Detroit, as a memorial to their mother, Helen Handy Newberry. The Newberrys' provided their gift to the Students' Christian Association (SCA) with the understanding that university would build and administer the dormitory on SCA property. The property was sold to U-M in 1925 and the SCA relinquished in its interest in the earnings of the building. The building has remained an exclusively female residence hall owned and administered by the university since. The residence hall was designed by Kahn and Wilby Associates of Detroit and built in an adapted version of the Colonial Revival style. The building is clad in stucco with brick and limestone details and a slate roof; and is surrounded by a large, landscaped lawn that it shares with the adjacent Betsy Barbour Residence. There has been minimal change in appearance to the building since 1934, when a sunroom was added, the north porch was enclosed and portions of the interior were remodeled. The building maintains many of its original features, details and finishes. The Helen Newberry Residence has a high level of historic significance and may be eligible for listing on the National Register. It meets three of the criteria for listing: associated with a significant architect – Albert Kahn; associated with events which are significant history of the university – the introduction of housing on campus for women; and it is a noteworthy example of an architectural style which contributes to the neighborhood – the Colonial Revival style adapted to a large residential dwelling.

Historic evaluation (1 is the highest value)

Level of significance: 1
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

Criteria/area(s) of significance (list all that are applicable): b, c, 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):
_____ Local date listed: _____ name as designated: _____
_____ State date listed: _____ name as designated: _____
_____ National Register date listed: _____ name as designated: _____
__X__ National Register eligible, but not listed yet (possibly eligible)
_____ HABS documentation

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

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

Effect of the surroundings on the building: 1
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 __X__ - appropriate (1934 sunroom addition, enclosed north porch & interior remodeling)
_____ - inappropriate
Extensive _____ - appropriate
_____ - inappropriate

Demolition potential: 2
1 = None - retain at all costs due to historic signif.
2 = Low - retain if economically feasible
3 = Moderate, but move 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
- Helen Handy Newberry Residence 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. 1717-1719, 1791-1797

Duderstadt, Anne. *The University of Michigan: A Photographic Saga*. The University of Michigan: The Millennium Project, 2006.

Michigan Alumnus articles:
- August 1913, p. 491
- November 1913, p. 61
- June 1914, pp. 503-505
- October 1914, p. 5
- October 1915, pp. 21-28

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
Bukovsky map 1937
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 file and database 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 March & May 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	