

FINAL HISTORIC DISTRICT STUDY COMMITTEE REPORT
PROPOSED BROADWAY HISTORIC DISTRICT
ANN ARBOR, MICHIGAN
ADOPTED January 30, 2008

CHARGE OF THE BROADWAY HISTORIC DISTRICT STUDY COMMITTEE

The Broadway Historic District Study Committee was established by the Ann Arbor City Council on October 3, 2006 to examine the area on both sides of Broadway north of the existing commercial property and south of Plymouth Road, with the final area to be determined by the committee. On March 5, 2007, the Council appointed members to the committee who are to report their findings to City Council no later than January, 2008. A list of members follows.

STUDY COMMITTEE MEMBERS

Devon Akmon – Mr. Akmon is employed as the Curator of Research at the Arab American National Museum in Dearborn, Michigan. Mr. Akmon holds a Master of Science in Historic Preservation Planning from Eastern Michigan University, and he has been a resident of Ann Arbor for the past five years.

Sabra Briere – Ms. Briere has been a resident of the Lower Town area since 1986 and a resident of Ann Arbor since 1973. She has been active in civic and historic preservation organizations for over 30 years. This is Ms. Briere's second historic district study committee.

Michael Bruner – Mr. Bruner serves on the Ann Arbor Historic District Commission and was chair for two years. He is a registered architect.

Carrie Chobanian – Ms. Chobanian teaches history and political science at Plymouth-Canton Educational Park and is a resident of Broadway Street. This is her first committee assignment.

Kenneth Koral – Mr. Koral served on the Citizens' Advisory Committee for the replacement of the Broadway Bridges and on that for the Transportation part of the Northeast Area Plan. He has resided in his home on Broadway hill with his wife Mary for almost 14 years and they have lived and owned a home in the northeast area for more than twice that amount of time. Before that, they were renters in the area. He is a Research Professor at the University of Michigan.

Tom Stulberg - Mr. Stulberg was a member of the Individual Historic Properties Historic District Study Committee, the Lower Town Historic District Study Committee, and the Awards Committee of the Ann Arbor Historic District Commission. Mr. Stulberg's investment company saved from demolition and moved an 1892 Victorian home from Maiden Lane to its new location on Pontiac Trail. He is part owner and property manager of several mid-nineteenth-century

Ann Arbor homes and a buyer's broker specializing in Washtenaw County's historic properties. Mr. Stulberg's personal residence is the oldest extant schoolhouse in Ann Arbor (1840). Mr. Stulberg has been a resident of the Lower Town area since 1995.

Robert White – Mr. White is the chair of the Ann Arbor Historic District Commission and serves on the Board of Assessment.

INVENTORY

A photographic inventory of the proposed district was included in the Ann Arbor Northside Intensive Level Survey conducted by Sharon Ferraro in 1996. A study committee appointed by the Ann Arbor City Council in 2002 to study the proposed Lower Town Historic District completed a study committee report with a photographic inventory. Both documents are on file with the Ann Arbor Planning and Development Department and at the State Historic Preservation Office.

DESCRIPTION OF THE DISTRICT

The Broadway Historic District is located to the north of the central business district of Ann Arbor, on the north side of the Huron River. Broadway runs from near the Huron River in a northeasterly direction, uphill towards the University of Michigan's north campus. The street has historic commercial buildings at the intersection of Plymouth Road, and residential buildings along the hill. The top of the hill provides views to the south, across the river to the Old Fourth Ward and University Medical area. Jones Street turns off of Broadway at the bottom of the hill, and Cedar Bend turns off near the top of the hill. Broadway is a two-lane wide asphalt street lined with mature trees and a concrete sidewalk on both sides. Traver and Moore comprise the west branch of the district and are linked to Broadway by Plymouth Park which is bisected by Plymouth Road. The proposed district contains seventy-three contributing buildings, and one contributing site. There are twenty-six non-contributing buildings.

The district is primarily comprised of houses built between 1835 and 2006, the majority built between 1845 and 1940. The oldest former school building in Ann Arbor and a park are included in the district. A variety of architectural styles are represented, including Greek Revival, Italianate, Queen Anne, Colonial Revival, Craftsman, and International. Because of the range of building dates, and the irregular configuration of lots, the front setback of the properties varies along Broadway and Traver. The houses on Jones, Cedar Bend, and Moore have consistent front setbacks and are fairly close to the street.

RESOURCE LIST

Broadway – Historic (Contributing)

- 1206 Broadway – Hammond, Amariah house – ca. 1855
1210 Broadway – Cox, Charles H. house – 1894
1230 Broadway – Wallis, Mason H. house – 1924-25
1305 Broadway – Welch, Henry house – ca. 1855
1308 Broadway – ca. 1845
1312 Broadway – Jones, Stephen K. house – ca. 1850
1314 Broadway – Allen, James house – 1925, 2 contributing outbuildings
1317 Broadway – Taylor, John house – ca. 1855
1324 Broadway – Pulcipher, Zerah/Samuel Doty house – 1834
1327 Broadway – Taylor/Rehberg house – ca. 1850
1400 Broadway – 1945
1404 Broadway – Alber, JF house – ca. 1855
1407 Broadway – Leseur, Erastus house – ca. 1840
1410 Broadway – Miller, Charles F. & Ida – 1915
1411 Broadway – Hahn, Anthony & Freda – 1902
1418 Broadway – Tuttle, Mary Ann house – 1853
1422-24 Broadway – Eberle, George & Ninona house – 1924
1423 Broadway – Kapp, William J. house – 1906
1426 Broadway – Pretzer, Charles F. house – 1930
1435 Broadway – Walworth, Frank house – 1932
1440 Broadway – Spokes, Amos house – ca. 1850
1447 Broadway – Gates, Norman house – ca. 1872
1448 Broadway – Grattan, Alonzo house – ca. 1860, contributing garage
1509 Broadway – Lentz, Adolph house – 1900
1510 Broadway – Taylor, Jay house – 1862, contributing barn
1517 Broadway – Harris, James house – ca. 1845, contributing garage
1529 Broadway – Leseur, Mark house - ca. 1855, contributing garage
1533 Broadway – Greenway, Guerdon house – 1944
1540 Broadway – Weeks, George Jr. house – 1917, non-contributing garage
1548 Broadway – Gates, Laomi house – ca. 1887
1549 Broadway – Rhodes, Gilbert C. house – 1894
1553 Broadway – Girardin, William house – 1924, contributing garage
1601 Broadway – Rehberg, Carl house – 1926
1611 Broadway – Waterman, John B. house – 1932, contributing garage
1612 Broadway – Nevins, Charles house – 1940
1628 Broadway – Cash, Travis house – 1940
1640 Broadway – Parker, William & Stella house – ca. 1949
1643 Broadway – Pommerening, August & Mathilda house – 1940
1647 Broadway – Slack, Elizabeth house – 1913, contributing garage
1653 Broadway – Mayer, Elmer house – 1939
1660 Broadway – House, Samuel & Ophelia house – 1862
1667 Broadway – West, Michael house – ca. 1845

1673 Broadway – Traver, John house – ca. 1845
1674 Broadway – Manwaring, Barwise house – 1927
1677 Broadway – Elbanowski, Michael house - 1927

Broadway – Non-historic (Non-Contributing)

1216 Broadway – 1956
1222 Broadway – 1961
1300 Broadway – 2006
1309 Broadway – Rhodes/Dorow house – ca. 1850 – 2nd floor addition
1328 Broadway – ca. 1995
1417-19 Broadway – Fisher, William house – ca. 1850, 2007 addition
1427 Broadway – 1895, large addition, ca. 2000
1430-32 Broadway – 1971
1441 Broadway – Beckley, Oramel house – ca. 1840, heavily remodeled
1501 Broadway – ca. 1860s, heavily remodeled
1504-08 Broadway – 1957
1525 Broadway – ca. 1850, heavily remodeled
1541 Broadway – Jones, Robert & Marion house – ca. 1953
1636 Broadway – Tanabe, Thomas & Kazuko - 1954
1638 Broadway – ca. 1951
1651 Broadway – 1995

Cedar Bend – Historic (Contributing)

1500 Cedar Bend – Haner, Leo house – 1939
1520 Cedar Bend – Austin, Lucy house – 1940
1540 Cedar Bend – Ottmar, Godfrey house – 1930
1550 Cedar Bend – Trapp, William house - 1923

Cedar Bend – Non-historic (Non-contributing)

1510 Cedar Bend – ca. 1952
1530 Cedar Bend – Johnson, Herman house – 1941, heavily remodeled

Jones – Historic (Contributing)

802 Jones – Wicks, Christopher house – ca. 1894
803 Jones – Rhodes, Gilbert C. house – 1896
807 Jones – Sherk, J.L. house – 1896
1307 Jones – Boylan, Luther house – ca. 1855
1309 Jones – Lesure, David house – ca. 1830
1317 Jones – Covert/Hardinghaus house - 1868

Jones – Non-historic (Non-contributing)

1301 Jones – ca. 1850s, heavily remodeled
1318 Jones – 1988

Moore – Historic (Contributing)

703 Moore – Peavey, George house – 1917
707 Moore – Peavey, George, house – 1926
719 Moore – Isenberg, Norman & Bettie house – 1927
723 Moore – Waite/Kellogg house – 1838

Traver – Historic (Contributing)

1127 Traver – Watts House – c. 1926
1137 Traver – Waite House – c. 1860
1147 Traver – Shadford House – c. 1895
1202 Traver – District 16 School - 1841
1206 Traver – Jaynes House – c. 1866
1219 Traver – Armstrong House - 1851
1223 Traver – Armstrong House – c. 1840s
1229 Traver – Beckley House - 1851
1230 Traver – Darling House – c. 1900
1308 Traver – Manly House – c. 1860
1320 Traver – Myers House - 1912
1323 Traver – Peterson House - 1930
1326 Traver – Paul House - 1933
1341 Traver – Jedele House - 1940

Traver – Non-Historic (Non-Contributing)

1131 Traver - 1989
1141-43 Traver - 1980
1211 Traver – ca. 1845 – heavily remodeled
1321 Traver – 1934 – heavily remodeled

Historic (Contributing) Sites

Plymouth Parkway Park – 1930s

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

The proposed Broadway Historic District contains seventy-three historic (contributing) resources and twenty-six non-historic (non-contributing) resources. Seventy-four percent of the resources contribute to the district.

BOUNDARY DESCRIPTION

The Broadway Historic District is has one large area comprised of both sides of Broadway from 1206 Broadway through 1677 Broadway, the parcels on the north side of Cedar Bend, and both sides of Jones from 802 Jones through 1317 Jones, the north side of Moore Street from 703 through 723, and both sides of Traver Street from 1127 through 1341. The district includes Plymouth Park.

The boundary is more specifically described as: (DRAFT LEGAL DESCRIPTION)

Commencing at the Northwesterly boundary corner of Lot 63, Assessor's Plat No. 48, as recorded in Liber 16 of Plats, Page 55-57, City of Ann Arbor, County of Washtenaw, State of Michigan, commonly known as 703 Moore Street; thence Northeasterly along the northern boundary of said lot 63; continue Southeasterly to the NW corner of Lot 34, Assessor's Plat No. 48, commonly known as 1127 Traver Street; continue Northeasterly along the Northwesterly boundary line of Lots 35, 36, 37 and 38 of Assessor's Plat No. 48, more commonly and respectively known as 1131, 1137, 1141-43 and 1147 Traver Street; continue Easterly along the northern boundary of said lot 38; continue Northeasterly to the SW boundary corner of Lot 39 of Assessor's Plat No. 48, commonly known as 1205 Traver Street; continue Westerly along the southern boundary of said lot 39; continue Northeasterly along the Northwesterly boundary line of Lots 39, 40, 41, 42, and 43 of Assessor's Plat No. 48, more commonly and respectively known as 1211, 1219, 1223, and 1229 Traver Street; continue Northeasterly along the northern boundary of said lot 43 to the NW boundary corner of Lot 44 of Assessor's Plat No. 48, described and commonly known as 1321 Traver Street; continue Northeasterly along the west boundary line of lot 44 and west boundary line of that part of Lot 45 of Assessor's Plat No. 48, now described and commonly known as 1341 Traver Street; continue Southeasterly along the N-S boundary line of said lot 45; continue Southwesterly along the eastern boundary line of said lot 45; continue Southerly sixty six feet more or less across Traver Street to the northeast boundary corner of that part of Lot 26 of Assessor's Plat No. 48 now described and commonly known as 1326 Traver Street; continue Southeasterly along the north boundary line of said part of lot 26 to a point on the northeastern boundary line of Plymouth Parkway Park more fully described as Lot 33 Assessor's Plat No. 48 excepting beginning at SE corner LOT 32 then North 14 Degrees 30 Minutes East 66 feet then North 75 Degrees 30 Minutes West 33 feet then North 14 Degrees 30 Minutes East 86.15 feet then South 75 Degrees 30 Minutes East 29.78 feet then South 10 Degrees 27 then South 34 Degrees 35 Minutes West 62.90 feet then North 89 Degrees 01 Minutes 39 Seconds West 37.26 feet to the Place of the beginning; continue Northeasterly along said boundary line; continue Southeasterly along the east boundary line of Plymouth Parkway Park; continue Southwesterly along the southeastern boundary line of Plymouth Parkway Park to the NE boundary corner of the south 41.5 feet of Lot 9 now combined with lot 8 of Traver Addition now described and commonly known as 1317 Jones Drive; continue Southeasterly along the northeastern boundary line of said part of Lot 9; continue Southeasterly across Jones Drive to the SW corner Lot 41 Traver Addition continuing along Lot 40 and the southwest part of Lot 39 Traver Addition, now described and commonly known as 1327 Broadway Street; continue northeasterly along the northwestern boundary of the NW part of Lot 39, and Lots 38, 37, 36, 35, 34, 33, 34, 31, 30, and 29 of Traver Addition, more commonly and respectively described as 1327, 1407, 1411, 1417-19, 1423, 1427, 1435, 1441, and 1447 Broadway Street; continue Southeasterly along the northeastern boundary of that part of Lot 29 and 30 Traver Addition now described and commonly known as 1447 Broadway Street, to the NW corner of that part of Lot 28 and 27 Traver Addition now described and commonly known as 1501 Broadway Street; continue Northeasterly along the northwestern boundary line of said part of lot 27; continue Northwesterly along the southern boundary of that part of Lot 27 and 26 now described and commonly known as 1509 Broadway Street; continue Northeasterly along the northwestern boundary of said part of lot 27 and 26; continue Southeasterly along the northeastern boundary of said part of lot 26; continue

Northeasterly along the northwestern boundary line of said part of Lot 26 Traver's First Addition now described and commonly known as 1517 Broadway Street; continue Northeasterly along the northwestern boundary line of the parcels now commonly known as 1533 Broadway Street more fully described as Commencing at the intersection of the North & South 1/4 line and Northwest line of Broadway Street then Northeast 94.3 feet along Broadway Street for the Place of the Beginning then Deflect 90 Degrees 53 Minutes Left 110 feet then Deflect 90 Degrees 53 Minutes Right 75 feet then deflect 89 Degrees 07 Minutes Right 110 feet then Southwest 75 feet along Broadway Street to the Place of the Beginning Part of Section 21 T2S R6E, 1541 Broadway Street more fully described as, Commencing at the intersection of the North & South 1/4 line with the Northwest line of Broadway Street then deflect 123 degrees 45 minutes left 169.3 feet for Place of the Beginning then deflect 90 degrees 53 minutes left 110 feet then deflect 90 degrees 53 minutes right 68.85 feet then deflect 82 degrees 07 minutes 30 seconds right 110.8 feet then Southwest along the Northwest line of Broadway Street 81.4 feet to the Place of the Beginning Part of Section 21 T2S R6E; 1549 Broadway Street more fully described as, Commencing at the intersection of the East and West 1/4 line and the Northwestern Line of Broadway Street then Southwest 425.96 feet along Broadway Street for the Place of the Beginning then Northeast 45.5 feet along Broadway Street then Northwest 130.9 feet at a right angle then Southwest 62.56 feet parallel to Broadway Street then Southeast 132 feet to the Place of the Beginning, Part of Section 21 T2S R6E; and 1553 Broadway Street more fully described as, Commencing at the intersection of the Northwest line of Broadway Street and the East & West 1/4 line then Southwest 326.96 feet on the Northwest line for the Place of the Beginning then Southwest 53.5 feet along Broadway Street then Northwest 130.9 feet at a right angle and then Northeast 36.44 feet parallel to Broadway Street then Southeast 132 feet to the Place of the Beginning, Part of Section 21 T2S R6E ; continue Northwesterly along the southwestern boundary line of the parcel now commonly known as 1601 Broadway Street more fully described as, commencing at the intersection of the East & West 1/4 line and Northwest line of Broadway Street then Southwest along Broadway 75 feet for Place of the Beginning then deflect 90 degrees right 132 feet then deflect 90 degrees left 142.66 feet then West 158.14 feet IN East & West 1/4 line then Deflect 51 degrees 09 minutes 30 seconds left 218.82 feet then deflect 82 degrees 34 minutes 30 seconds left 251.4 feet to the Place of the Beginning, Part of Section 21 T2S R6E; continue Northeasterly along the northeast boundary line of said parcel; continue Northeasterly along the northwestern boundary line of the parcel now commonly known as 1611 Broadway Street more fully described as, Beginning at the Intersection of the East & West 1/4 line & Northwest line of Broadway Street then Southwest 75 feet along Broadway then Northwest 132 feet at right angle then Northeast 75 feet parallel to Broadway then Southeast 132 feet to Place of the Beginning, part of Section 21 T2S R6E; continue Southeasterly along the northeastern boundary line of said parcel to the north line of Broadway Street; continue along the northwesterly line of Broadway Street to the southeast corner of the parcel now commonly known as 1643 Broadway Street more fully described as, commencing at the intersection of the East & West 1/4 line of Section 21 and Northwest line of Broadway Street then Northeast 226 feet along Broadway for Place of the Beginning then Northeast 80 feet along Broadway then Northwest 165 feet at right angles then Southwest 80 feet parallel to Broadway then Southeast 165 feet to the Place of the beginning part of Section 21 T2S R6E; continue Northwesterly along the southwestern boundary line of said parcel; continue Northeasterly along the northeastern boundary line of said parcel and the parcels now commonly known as 1647 Broadway Street more fully described as, part of the Northeast 1/4 Section 21 T2S R6E Beginning at the Southeast corner of LOT 1 FAIR ACRES then South 33 DEG 34 Minutes East 167 feet Then North 56 Degrees East 85.21 feet then Northwest Deflect 89 Degrees 15 Minutes left 167 feet then South 55 Degrees 47 Minutes 30 Seconds West 87.37 feet to the Place of the Beginning; 1651 Broadway Street more fully described as, part of the Northeast 1/4 Section 21 T2S R6E Beginning at the Southeast corner of LOT 4 FAIR ACRES then South 33 Degrees 34 Minutes East 167 feet then South 56 Degrees West 74 feet then Northwest 167 feet to a point in the Southeast line of FAIR ACRES South 55 Degrees 47 Minutes 30 Seconds West 74 feet from the Place of the Beginning then North 55 Degrees 47 Minutes 30 Seconds East 74 feet to the Place of the Beginning, 1653 Broadway Street more fully described as, Commencing at the intersection of the East Line Southwest 1/4 of northeast 1/4 and Northwest line of Broadway Street then Southwest 363.13 feet along Broadway for the Place

of the Beginning then Northwest 132 feet at a right angle then Southwest 86 feet parallel to Broadway Street then Southeast 132 feet then Northeast 86 feet along Broadway Street to the Place of the Beginning, part of Section 21 T2S R6E; 1667 Broadway Street more fully described as, Commencing at the intersection of the East Line of Southwest 1/4 OF Northeast 1/4 and Northwest line of Broadway Street then Southwest 293.13 feet IN Northwest line for the Place of the Beginning then Southwest 70 feet along Broadway Street then Northwest 132 feet at a right angle then Northeast 70 feet parallel to Broadway Street then Southeast 132 feet to the Place of the Beginning, part of Section 21 T2S R6E; 1673 Broadway Street more fully described as, Commencing at the intersection of the centerline of Broadway Street and the North and South half quarter line then Southwest in the centerline of Broadway Street 104.4 feet then Northwest at a right angle 33 feet for the Place of the Beginning then Southwest along Broadway Street 166.59 feet then deflect 90 Degrees 44 Minutes 30 Seconds right 132.13 feet then deflect 89 Degrees 54 Minutes right 0.68 feet then Deflect 56 Degrees 56 Minutes left 15.52 feet then deflect 56 Degrees 17 Minutes 30 Seconds right 155.38 feet then deflect 90 degrees right 145 feet to the Place of the Beginning, part of Section 21 T2S R6E; and 1675-77 Broadway Street more fully described as commencing at the intersection of the centerline of Broadway with North & South Half quarter line then Southwest in centerline of Broadway 19.4 feet then Northwest at a right angle 33 feet for the Place of the Beginning then Southwest along Broadway 85 feet then Northwest at a right angle 145 feet then Northeast at a right angle 85 feet then Southeast at a right angle 145 to the Place of the Beginning, part of Section 21 T2S, R6E, to the NE corner of said parcel; continue Southeasterly along the northeastern boundary line of said parcel to the SE corner of said parcel; continue Southwesterly along the northwesterly line of Broadway Street to the SW corner of said parcel; continue Southerly about sixty six feet across Broadway Street to the NE corner of the parcel now commonly known as 1674 Broadway Street and more fully described as part NE ¼ & SE ¼ Section 21, T2S, R6E, all that part of following described land which lies on the northwesterly side of line drawn perpendicular to southwesterly side of following property & distant 200 feet from centerline of Broadway measured along southwesterly side thereof & reserving a strip of land 30 feet wide along the Northeasterly side of the following described land, commencing at the East quarter post of Section 21, then South 0 Degrees 07 Minutes 30 Seconds East 412.46 feet, then South 87 Degrees 31 Minutes 30 Seconds West 862.52 feet, then South 88 Degrees 06 Minutes West 316.73 feet, Then North 0 Degrees 03 Minutes 30 Seconds East 181.50 feet for the Place of the Beginning, then South 87 Degrees 23 Minutes West 80.86 feet, then North 28 Degrees 19 Minutes 30 Seconds West 593.25 feet to the centerline of Broadway Street, then North 56 Degrees East 154.17 feet, then South 21 Degrees 15 Minutes 30 Seconds East 648.65 feet to the Place of the Beginning, also excluding land in Ann Arbor Township; continue Southeasterly along said boundary line to the SE corner of said parcel; continue Southwesterly along the southeastern boundary line of said parcel to the SW corner of said parcel; continue along the southeastern boundary line of the parcel now commonly known as 1660 Broadway Street and more fully described as, Commencing at the South Line of Broadway Street and the West Line of the East ½ of the Northeast 1/4 then South 56 Degrees West 237.12 feet for the Place of the Beginning then South 28 Degrees 19 Minutes 30 Seconds East 206.95 feet then South 55 Degrees 58 Minutes 30 Seconds West 99.46 feet then North 23 Degrees 50 Minutes West 209 feet then North 56 Degrees East 83.04 feet to the Place of the Beginning part of the Northeast 1/4 Section 21 T2S R6E; continue Southwesterly along the southwestern boundary line to the SW corner of said parcel; continue Northerly to the NW corner of said parcel; continue Southwesterly along the south ROW line of Broadway Street to the NE corner of the parcel known as 1640 Broadway Street and more fully described as, part of the Northeast 1/4 Section 21, T2S, R6E, commencing at the intersection of the Southeasterly line of Broadway Street and the West line of the East 1/2 of the Northeast 1/4 Section 21, then South 56 Degrees West 370.96 feet for the Place of the Beginning, then continuing South 56 Degrees West 80.16 feet, then South 30 Degrees 54 Minutes East 160.23 feet, then North 56 Degrees East 60.16 feet, then North 23 Degrees 50 Minutes West 162.55 feet to the Place of the Beginning; continue Southwesterly to the SE corner of said parcel; continue Southwesterly along the rear boundary line of said parcel; continue Southwesterly along the south boundary line of the parcels known as 1638 Broadway Street more fully described as, Commencing at the intersection of the Southeast line of Broadway Street with the Northeast line of Cedar Bend Drive then North

56 Degrees East 507.5 feet for the Place of the Beginning then South 34 Degrees East 160 feet then North 56 Degrees East 74.07 feet then North 30 Degrees 54 Minutes West 160.23 feet Then South 56 Degrees West 82.74 feet to the Place of the Beginning, part of Section 21 T2S R6E; and 1636 Broadway Street more fully described as Commencing at the intersection of the centerline of Broadway Street with the North and South half $\frac{1}{4}$ line of the Northeast $\frac{1}{4}$ then South 56 Degrees West 556.1 feet then South 34 Degrees East 33 feet for the Place of the Beginning then South 56 Degrees West 65 feet then South 34 Degrees East 160 feet then North 56 Degrees East 65 feet then North 34 Degrees West 160 feet to the Place of the Beginning, part of Section 21 T2S R6E to the SW corner of said parcel; continue Northerly to the SE corner of the parcel known as 1628 Broadway Street more fully described as, Commencing ST NE corner of Lot 67 of Traver's Addition; then North 56 Degrees 30 Minutes 00 Seconds East 890.40 feet for a Place of the Beginning, then continue North 56 Degrees 30 Minutes 00 Seconds East 200 feet, then South 33 Degrees 30 Minutes 00 Seconds East 104.46 feet, then South 56 Degrees 30 Minutes 00 Seconds West 200 feet, then North 33 Degrees 30 Minutes 00 Seconds West 104.46 feet to the Place of the Beginning, being part of the East half of Section 21, T2S, R6E, containing .48 Acres + or -, subject to any recorded easements; continue Southwesterly along the south boundary line of said parcel to said SW corner; continue Southerly to a point where the SW corner of the parcel known as 1628 Broadway Street intersects with the southeastern property line of the parcel known as 1612 Broadway Street more fully described as, Commencing at the intersection of the Southeasterly line of Broadway Street and the Northeasterly line of Cedar Bend Drive, then Northeasterly 163.75 feet along the Southeasterly line of Broadway Street for the Place of the Beginning, then deflect 90 Degrees 11 Minutes to the right 160 feet, then Northeasterly 79.28 feet parallel to Broadway, then Northwesterly 160 feet, then Southwesterly 78.75 feet along Broadway Street to the Place of the Beginning, part of Section 21, T 2 S, R 6 E; continue Southerly along the eastern boundary line of said parcel; continue Southeasterly along the rear property lines of the parcels known as 1530 Cedar Bend Drive more fully described as, Commencing at the intersection of the Southeast line of Broadway Street and the Northeast line of Cedar Bend Drive then Southwest 160 feet along Cedar Bend Drive for the Place of the Beginning then deflect 90 Degrees 22 Minutes 30 Seconds left 243.56 feet then deflect 90 Degrees right 80 feet then Southwest 244.08 feet to Cedar Bend Drive then Northwest 80 feet to the Place of the Beginning, part of Section 21 T2S R6E; 1520 Cedar Bend Drive more fully described as, commencing at the intersection of the Southeast line of Broadway Street and the Northeast line of Cedar Bend Drive then Southeast 240 feet along Cedar Bend Drive for the Place of the Beginning the deflect 90 Degrees 22 Minutes 30 Seconds left 244.08 feet then deflect 90 degrees right 80 feet then Southwest 244.6 feet then Northwest 80 feet along Cedar Bend Drive to the Place of the Beginning, part of Section 21 T2S R6E; 1510 Cedar Bend Drive more fully described as Commencing at the intersection of the Southeast line of Broadway Street and the Northeast line of Cedar Bend Drive then Southeast 320 feet along Cedar Bend Drive for the Place of the Beginning then deflect 90 Degrees 22 Minutes 30 Second left 244.6 feet then deflect 90 Degrees right 80 feet then Southwest 245.12 feet then Northwest 80 feet along Cedar Bend Drive to the Place of the Beginning, part of Section 21 T2S R6E; and 1500 Cedar Bend Drive more fully described as, part of the Southeast $\frac{1}{4}$ Section 21, T2S, R6E, Described as commencing at the intersection of the South line of Broadway Street and the East line of Cedar Bend Drive then Southeast 400 feet for the Place of the Beginning, then deflect 90 Degrees 22 Minutes 30 Seconds left 245.12 feet, then deflect 90 Degrees right 138.5 feet, then deflect 127 Degrees 44 Minutes right 50.1 feet, then deflect 89 Degrees 58 Minutes left 83.3 feet in an arc of a circle CIR CUR RT RAD 70.69 feet, center angle 50 Degrees 21 Minutes 30 Seconds to a point, then West along the tangent of a curve above 70.88 feet, then deflect 39 Degrees 57 Minutes right 115.71 feet to the Place of the Beginning; and where the SE corner of 1500 Cedar Bend Drive meets the northern boundary line of Cedar Bend Drive continue Southwesterly along the north ROW line of Cedar Bend Drive also known as 1500 Cedar Bend Drive; continue Northerly along the east ROW line of Cedar Bend Drive to include the parcels known as 1500, 1510, 1520, 1530, 1540 Cedar Bend Drive with 1540 Cedar Bend Drive more fully described as, Beginning at a point in the Northeast line of Cedar Bend Drive 80 feet Southeast of Broadway Street then Northeast parallel with Broadway Street 164.01 feet then Southeast parallel with Cedar Bend Drive 80 feet Southwest 164.28 feet to Cedar Bend Drive then Northwest 80 feet to

the Place of the Beginning, part of Section 21 T2S R6E, and 1550 Cedar Bend Drive more fully described as, Beginning at the intersection of the South line of Broadway Street and the East line of Cedar Bend Drive then Southeast 80 feet along Cedar Bend Drive then Northeast 164.01 feet parallel to Broadway Street then Northwest 80 feet then Southwest 163.75 feet along the South line of Broadway Street to the Place of the Beginning, part of Section 21 T2S R6E to the NW corner of 1550 Cedar Bend Drive; continue Southwesterly along the south ROW line of Broadway Street to the NE corner of the parcel known as 1548 Broadway Street more fully described as, Commencing at the intersection of the Southeast line of Broadway Street and the Center line of Cedar Bend Drive then Southwest 90 feet along Broadway Street for the Place of the Beginning then Southeast 160 feet parallel to Cedar Bend Drive then Southwest 112 feet parallel to Broadway then Northwest 160 feet then Northeast 112 feet along Broadway Street to the Place of the Beginning, part of Section 21 T2S R6E; continue Southeasterly along the eastern boundary line of said parcel to the SE corner of said parcel; continue Southwesterly along the rear boundary line of said parcel to the SW corner of said parcel where it intersects with the southeastern boundary line of 1540 Broadway Street more fully described as, Commencing at the intersection of the North and South 1/4 line and the Center line of Broadway Street then Northeast 107.83 feet along the center line for the Place of the Beginning then continuing Northeast 192.63 feet then deflect 90 Degrees 22 Minutes 30 Seconds right 233 feet then deflect 89 Degrees 37 Minutes 30 Seconds right 190.15 feet then deflect 89 Degrees 46 Minutes right 233 feet to the Place of the Beginning excluding the Northwest 33 feet part of the West 1/2 Southeast 1/4 Section 21 T2S R6E; continue Southeasterly along the eastern boundary line of said parcel; continue Southeasterly along the eastern boundary line of the parcel known as 1544 Broadway Street (vacant) more fully described as, Commencing at the intersection of the North and South 1/4 line and the center line of Broadway Street then Northeast 300.46 feet along the center line then deflect 90 Degrees 22 Minutes 30 Seconds right 233 feet for the Place of the Beginning then deflect 89 Degrees 37 Minutes 30 Seconds right 190.15 feet then deflect 90 Degrees 14 Minutes left 236 feet the Northeast 187.71 feet parallel to Broadway Street then Northwest 236 feet to the Place of the Beginning, part of the West 1/2 Southeast 1/4 Section 21 T2S R6E to the SE corner of said parcel; continue Southwesterly along the southeastern boundary line of said parcel to the SW corner of said parcel; continue Northwesterly along said parcel to a point where said parcel intersects with the SE corner which is also the southern property line of the parcel known as 1510-20 Broadway Street more fully described as, Beginning at the NE corner of Lot 67 Traver Addition then Northeast 228 feet IN South line of Broadway Street then Southeast 295 feet then Southwest 228.26 feet then Northwest 286.8 feet, part of Section 21 T2S R6E; continue Southwesterly along the rear boundary line of said parcel; continue Southwesterly along the rear boundary lines of the parcels known as 1504 to 1508 Broadway Street more fully described as Lots 66 and 67 Traver Addition also Commencing at the South 1/4 corner Section 21 then along the North and South 1/4 line North 1 Degree 42 Minutes East 1879.23 feet for the Place of the Beginning then North 75 Degrees 40 Minutes West 236.58 feet then North 57 Degrees 54 Minutes East 267 feet then South 32 Degrees 02 Minutes 30 Seconds East 154.8 feet then South 57 Degrees 54 Minutes West 92.68 feet then South 1 Degree 42 Minutes West 20 feet to the Place of the Beginning, part of Section 21 T2S R6E, to a point on the diagonal of said parcel; continue Northwesterly to the SW corner of Lot 64 Traver Addition more commonly known as 1440 Broadway Street to include said parcel and Lot 65 Traver Addition more commonly known as 1448 Broadway Street; continue Southwesterly along the rear boundary line of the parcel known as 1430-32 Broadway Street more fully described as, the Northeastly 16 1/2 feet of Lot 62 and all of Lot 63, Travers Addition; continue Southwesterly along the rear boundary line of the parcel known as 1426 Broadway Street more fully described as, Southwest 49.5 feet Lot 62 Traver Addition to the SW corner of said parcel at a point where it intersects the SE boundary line of the parcel known as 1418 Broadway Street more fully described as, Northeast 1/2 of Lot 59 and all of Lot 60 & South 56 feet of Lot 61 Traver Addition, also Beginning at the center of the Southeast line of Lot 59 Traver Addition then Northeast along the line of said Addition 165 feet to the Southeast line of Lot 61 then Southeast at right angle 28.28 feet then Southwest to a point in the line of the centerline of Lot 59 extended and 58.74 feet Southeast of the starting point then Northwest 58.74 feet to the Place of the Beginning, Part of Section 21 T2S R6E to include the parcel known as 1422-24 Broadway Street more fully

described as Lot 61 excluding the South 56 feet, Traver Addition; continue Southerly along the southeastern boundary line of the parcel known as 1418 Broadway Street to the SE corner of said parcel; continue Southwesterly along the rear boundary lines of the parcels known as 1418 Broadway Street, 1410 Broadway Street more fully described as, Northeast 11 feet Lot 58 & Southwest 1/2 Lot 59 Traver Addition also, Beginning at the intersection of the mid line of Lot 59 with the South boundary line of Lot 59 then South 36 Degrees East 58.74 feet then South 41 Degrees 30 Minutes West to a point that intersects an extension line 11 feet Southwest of and parallel to the Southwest line of Lot 59 then Northwest on SD line to South line Traver Addition then Northeast along the South boundary line of Traver Addition to the Place of the Beginning, part of Section 21 T2S R6E, 1404 Broadway Street more fully described as Northeast 2 feet 3 inches of Northwest 92 feet of Lot 57 and the Southwest 55 feet of Lot 58 Traver Addition also, beginning at the SE corner of Lot 57 then South 36 Degrees East 75.74 feet Then North 44 Degrees East 41.65 feet then North 41 Degrees 30 Minutes East to a point on a line parallel to and 11 feet West of the East line of Lot 58 then North 36 Degrees West on this line to the South line of Lot 58 then Southwest to the Place of the Beginning, part of Section T2S R6E, 1400 Broadway Street more fully described as Northeast 1/2 of Lot 57 excluding the Northeast 2 feet 3 inches of the Northwest 92 feet Traver Addition also, Beginning at the SE corner of Lot 57, then South 36 Degrees East 75.74 feet then South 44 Degrees West 33.59 feet then North 36 Degrees West 82.5 feet then Northeast on the South line of Lot 57 33 feet to the Place of the Beginning, part of Section 21 T2S R6E, 1328 Broadway Street more fully described as Part of Lots 56 & 57, commencing at the Southeast line of Broadway at the corner common to Lots 55 and 56 then North 54 Degrees 07 Minutes East 92 feet for the Place of the Beginning then North 54 Degrees 07 Minutes East 40 feet then South 35 Degrees 53 Minutes East 229 feet then South 54 Degrees 07 Minutes West 40 feet then North 35 Degrees 53 Minutes West 229 feet to the Place of the Beginning, Traver Addition and part of Section 21 T2S R6E, 1324 Broadway Street more fully described as, Southwest 92 feet Lot 56 Traver Addition also land adjacent on the Southeast being 92 feet wide by 97 feet deep, part of Section 21 T2S R6E, 1314 Broadway Street more fully described as, the Northerly 50 feet of Lot 55 of Traver's Addition and Northerly 50 feet of Assessor's Plat No. 32, City of Ann Arbor, 1312 Broadway Street more fully described as Lot 54 excluding the Southwest 12 feet and Lot 55 excluding the Northeast 50 feet being 93.13 feet on Broadway, Traver Addition, 1308 Broadway Street more fully described as, the Southerly 12 feet of Lot 54 of Traver's Addition and the Southerly 115 feet of Lot 37 Assessor's Plat No. 32, City of Ann Arbor, 1300 Broadway Street more fully described as, Part of Lot 36 Assessor's Plat No. 32, City of Ann Arbor, described as, Beginning at the Northerly most corner of Lot 36, then South 32 Degrees 05 Minutes 00 Seconds East 131.85 feet, the South 57 Degrees 53 Minutes 00 Seconds West 84.99 feet; then North 32 Degrees 07 Minutes 00 Seconds West 132 feet; then along the Southerly line of Broadway Street, North 58 Degrees 18 Minutes 00 Seconds East 11.62 feet and continuing North 57 Degrees 56 Minutes 00 Seconds East 73.45 feet to the Place of the Beginning being part of the SW 1/4 OF Section 21, T2S, R6E. Split on 06/07/2007 from 09-09-21-302-016; 1216 Broadway Street more fully described as part of Lot 34 Beginning at the NW corner then North 58 Degrees 18 Minutes East 72 feet then deflect 90 Degrees right 150 feet then deflect 90 degrees left 45.9 feet then South 51 Degrees 36 Minutes East 34.3 feet then South 2 Degrees East 83 feet more or less then North 79 Degrees 26 Minutes West 136.58 feet then Northwest 162.9 feet to the Place of the Beginning, Assessor's Plat No. 32; 1210 Broadway Street more fully described as Lot 33 Assessor's Plat No. 32, and 1206 Broadway Street more fully described as Part of Lot 30, all of Lot 31 and part of Lot 32, Beginning at the North corner of Lot 30 then North 58 Degrees 18 Minutes East 102.3 feet then South 31 Degrees East 115.5 feet then South 58 Degrees 18 Minutes West to the West line of Lot 30 then South 37 Degrees 31 Minutes West 25.4 feet then North 73 Degrees 06 Minutes West 50.81 feet then North 65 Degrees 44 Minutes West 29.31 feet then North 52 Degrees 08 Minutes 30 Seconds West 51.77 feet then North 22 Degrees 42 Minutes 30 Seconds West 13.78 feet then North 58 Degrees 18 Minutes East 2.35 feet to the Place of the Beginning, Assessor's Plat No. 32, to include the parcels known as 1222 Broadway Street more fully described as, part of Lot 34 Beginning at the NE corner of said lot, then South 58 Degrees 18 Minutes West 71.5 feet the deflect 90 Degrees left 150 feet then deflect 90 Degrees left 45.9 feet then North 51 Degrees 36 Minutes West 5 feet then North 37 Degrees 59 Minutes West 34.72 feet then North 57 Degrees 55 Minutes East 22

feet then North 27 Degrees 05 Minutes West 110.28 feet to the Place of the Beginning, Assessor's Plat No. 32, and 1230 Broadway Street more fully described as, Lot 35 Assessor's Plat No. 32; continue along the western boundary line of the parcel known as 1206 Broadway Street to the NW corner of said parcel; continue Northeasterly along the south ROW line of Broadway Street to include the parcels known as 1206, 1210, 1216, 1222, and 1230 Broadway Street to a point on the south ROW line of Broadway; continue Northwesterly across Broadway Street and along the Southerly line of Jones Drive to the SE corner of the parcel known as 802 Jones Drive more fully described as, Northwest 4 rods of Lots 48, 49, AND 50 Traver Addition; continue along the south boundary line of said parcel in a Southwesterly direction to the SW corner of said parcel where said parcel meets the southern boundary line of Plymouth Parkway Park; continue Westerly then Southerly then Westerly then Northerly then Westerly following the boundary lines of Plymouth Parkway Park to the southeasterly side of Plymouth Road; continue Northwesterly about one hundred and ten feet across Plymouth Road to the SE corner of the parcel known as 723 Moore Street, more fully described as, Lot 66 Assessor's Plat No. 48 ; continue Southwesterly along the southern boundary line of the parcel known as 723 Moore Street to the SW corner of the parcel known as 723 Moore Street which is also the east ROW line of Moore Street; continue Northwesterly along the east ROW line of Moore Street to include the parcels known as 723 Moore Street, 719 Moore Street more fully described as Lot 65 Assessor's Plat No. 48 , 707 Moore Street more fully described as Lot 64 Assessor's Plat No. 48, and 703 Moore Street more fully described as Lot 63 Assessor's Plat No. 48 to the NW corner of the parcel known as 703 Moore Street, the Place of the Beginning.

BOUNDARY JUSTIFICATION

Broadway, Jones, Moore and Traver streets retain a concentration of early architectural styles (19th- and early 20th-century) found in Ann Arbor and inventoried in the Northern Area Intensive Level survey. Newer developments surround the district, including the University of Michigan on the north and south, and new multi-family residential on the east and west.

HISTORY OF THE DISTRICT

Overview

Upon their arrival in Washtenaw County in February 1824, John Allen and Elisha Walker Rumsey saw a region of rolling hills, a river with a brisk flow of water and fine, fertile land for farms. The Huron River flowed in a generally easterly direction, with a large hairpin bend where the river wrapped around what would later be called Lower Town, on the north side of Ann Arbor. The uneven pace of advance and retreat of the last glacier (between 16,000 and 13,000 years ago) caused the formation of the hills seen today in the Lower Town area, as well as in other parts of Ann Arbor. These lines of hills, called moraines, run in a general northwest-southwest direction. Ft. Wayne Moraine lies west of Pontiac Trail. The Outer Defiance Moraine is that upon which North Campus, the Detroit Observatory, several residence halls atop hills, and the area around the Arboretum sit. The Huron River and its tributaries, such as Traver Creek, are post-glacial features. The Huron River Valley and Traver Creek's valley were cut through the moraines after the glacier's retreat; Traver Creek is the only tributary in Ann Arbor that has not been redirected through an underground pipe.

The Native Americans who lived in this post-glacial environment used the hills and their drier, sandier soils as trails. Modern-day Pontiac Trail follows the Ft. Wayne moraine to Plymouth; Broadway Street leads over the Outer Defiance moraine, joining Plymouth Road in two places. Plymouth Road meanders on and off the Outer Defiance moraine. These streets follow old Native American trails. The longest trail, the Potawatomi, ran east-west across the entire state of Michigan and west around the bottom of Lake Michigan. The Potawatomi Trail crossed the Huron River in Lower Town at the point where the plaque and the Broadway Bridge are now located.¹

The first settlers mostly congregated atop a hill at the heart of present-day Ann Arbor, but a number of individuals and families settled north of the hair-pin turn in the Huron, at a point where the Potawatomi and other Native American trails converged.² The area north of the turn in the Huron River was referred to as “Lower Town.” For a short time, the two areas developed equally, but from 1831 to 1834 the growth in Lower Town surged ahead. New businesses in Lower Town outnumbered those on the hilltop by almost two to one and many locals felt certain that Lower Town was the future of Ann Arbor. In the autumn of 1834, however, Anson Brown, Lower Town’s most active booster, died of cholera and new planning for the area ground to a halt.³ The industry on the river remained and houses continued to go up, but at a slower pace. In 1861 Lower Town was made the Fifth Ward of the City of Ann Arbor.

The small factories provided household needs such as matches, brooms and knitted garments. Within a few years, most prospered and moved south of the river to the “Upper Village.” Some failed and disappeared altogether. By 1870 only grocery stores, meat markets, barbershops and saloons remained. By 1900 there were no more doctors or carpenters living in the neighborhood and most specialized businesses had drifted away. The mills on the Huron and on Traver Creek continued past 1870 but only until the turn of the twentieth century.

After the First World War, homebuilding surged and some businesses returned to the area. Due to the increasing popularity of automobiles and Ann Arborites traveling northward toward Whitmore Lake for recreation, Plymouth Road was built in the mid-1920s, paralleling Traver Creek partway and obliterating the millponds that had supplied the factories with energy in the 19th century.

¹ From “How Glaciers Shaped Ann Arbor,” by Blanchard Hiatt and William R. Farrand, Ann Arbor Observer, April 1979, and personal communications with W. Ferrand and Dr. Henry T. Wright.

² Ann Arbor News (no date), bronze marker on the rock at the bottom of the Broadway Bridge. Text reads: “This boulder marks the site where trails of the Potawatomi and other Indian tribes crossed the Huron River. About thirty rods N.E. stood the Washtenaw Hotel a famous tavern on the stagecoach route from Detroit and Pontiac to Chicago following in general the old Indian trails. Erected in 1924 by the Sons of the American Revolution and citizens of Ann Arbor.”

³ Ann Arbor News, 6/27/1964: “Brown . . . bought river power rights in 1830 and erected a dam for the area’s first flour mill . . . Buying up land surrounding the flour mill on the north side of the river, Brown . . . laid out the streets of ‘Lower Town’ for annexing to the village of Ann Arbor in 1832. The area showed promise of developing faster than the ‘Upper Village,’ . . . since it was at the natural convergence of the river and roads which traced Indian trails to Pontiac, Plymouth and Detroit.”

The north end of Broadway contained several fruit farms beginning in 1830 and lasting through 1940. The house at 1540 Broadway was built by the Weeks family who were fruit growers. In the area of 1520 Broadway, the Taylor family grew grapes and had 1200 fruit bearing trees. Other houses on Broadway that housed families involved with agriculture include 1660, 1667, 1674, and 1677 Broadway. In the 1930s and 40s the northern section of Broadway became a popular neighborhood for UM architecture professors.

Unlike the newer subdivisions, Lower Town was free of restrictive deeds; the Lower Town area was available to African-Americans as most of the newer subdivisions were not.⁴ A variety of people lived on the north side, from laborers to lawyers and professors, Europeans and African-Americans. The north side has always blended economic classes, ethnic groups and occupations and in some ways is Ann Arbor's most diverse community. This diversity is evident in the different lot sizes and setbacks of properties in the district, as well as in the house sizes and plans.

Because growth stagnated on the north side of Ann Arbor in the 19th century and remained fairly static during the 20th century, the homes built have remained relatively untouched. A significant number of homes were built before 1850, and most of these homes are modest in size. Houses vary in size, and no one housing style or era prevails.

As a result of the street layout, lot sizes vary from wide to narrow, and smaller houses are often situated on large lots. Some houses on Jones sit just a few feet back of the sidewalk and others, like the Tuttle House at 1418 Broadway, are set back sixty feet on deep lots. There is the smaller Pulcifer-Doty House at 1324 Broadway and the larger Taylor House at 1520 Broadway.

Pioneer Homesteads and Broadway Settlers

Settlers from upstate New York built all of the pioneer houses. Absalom Traver, whose name is associated with Traver Road and Traver Creek, bought land in the area in 1830. In 1837, he platted Traver's First Addition to the City, which consisted of 67 lots along both sides of Broadway beginning north of Traver Creek. Traver situated his gristmill just north of this juncture. He platted Traver's Second Addition in 1856 comprised of much of the land north of Maiden Lane.

Zerah Pulcifer, another upstate New Yorker, arrived in 1837. He helped his father-in-law, Samuel Doty, build his I-house at 1324 Broadway. Pulcifer married Doty's daughter, Caroline, and purchased the home from his father-in-law, where he lived almost 55 years. Pulcifer's house is almost identical to the house previously located at 1300 Broadway, the house built by Absalom Traver.

⁴ Northeast Area Plan (Draft), May 9, 2002. Ann Arbor City Planning Commission and the Northeast Area Citizens Advisory Committee.

The dwelling at 723 Moore Street was originally an I-house, built in 1838 by Joseph Waite. Although it was built as a private home, it was soon converted to a rooming house for the nearby employees of Jones and Foley's paper mill. Dr. Daniel Kellogg bought the house in 1865 and enlarged it to its present Italianate form. Dr. Kellogg was a clairvoyant physician and famous enough – and his house grand enough – to be featured in an engraving in the 1874 Atlas of Washtenaw County.⁵

Perhaps the most well known area settler is founder Anson Brown. He built his Exchange Block at 1001-05 Broadway in 1832. It remains the oldest extant commercial building in the city of Ann Arbor. (Brown built a nearly identical block across Broadway, the Huron Block, between Canal and Wall Streets, but it was demolished in 1959.⁶) The Exchange Block housed many businesses, including the post office, until Brown's death. Brown had been successful at securing a place for the post office when he was named postmaster⁷, a move he hoped would help make Lower Town the seat of activity in Ann Arbor. He and his brother, Daniel, had been associated with a Main Street merchandising firm before Brown bought the river power rights in 1829 and built a dam for operating the area's first flour mill.⁸ His partners in the endeavor were Edward Fuller and Colonel Dwight Kellogg. When Brown and Fuller bought up the land surrounding the mill on the north side of the Huron River, they laid out streets for annexing into the Village of Ann Arbor in 1832. The area showed promise for faster development than the upper village, since it was situated at the natural convergence of the river and roads on old trails.⁹ When the University of Michigan moved from Detroit and located in the Upper Village, the fate of Lower Town was sealed: no major expansion of any import took place for the next 50 years, possibly allowing Lower Town to retain most of its pioneer homesteads. When development did occur again in Lower Town, its focus was on manufacturing.¹⁰

Park Space and “Natural” Features

Plymouth Park is included within the proposed Broadway Historic District boundaries. Plymouth Park was the result of a 1930s WPA improvement project. During the Great Depression, the first Parks superintendent, Eli Gallup, was determined to carry out a program of creating beautiful entries to Ann Arbor, despite the lack of funds. Creation of the park turned a barren gravel pit into a

⁵ Reade, Marjorie and Susan Wineberg, eds. *Historic Buildings of Ann Arbor, Michigan*. Ann Arbor: Ann Arbor Historical Foundation, 1992. Second edition, 1998, p.145.

⁶ *Old Ann Arbor Town, 1974*. Photographic inventory of Ann Arbor compiled by the Ann Arbor Federal Savings Bank. Original photographs are from the Sam Sturgis Collection, located in the Bentley Historical Library.

⁷ *History of Washtenaw County, Volume II*. Chicago: Charles C. Chapman & Co., 1881, p. 889

⁸ *Ibid*, p. 888.

⁹ “Big Lower Town Plans Recalled,” *The Ann Arbor News*, 6/27/1964

¹⁰ “Ann Arbor's Oldest Buildings,” *The Ann Arbor Observer*, August 1989. Article by Susan Wineberg.

rocky glen and landscaped pond; pond water ran off to form a natural ice rink in the winter.

One of the showiest beautification projects, the plan for Plymouth Park included a waterfall descending into a series of pools beside Plymouth Road near Broadway. This portion of the road, then new, seemed to have great potential as a scenic parkway leading to the Huron River and downtown. Where the new extension of Plymouth Road entered the city (at the intersection with Moore and Traver), a steep hill leading up Traver was scarred by an abandoned gravel pit and rubbish. Gallup's wife, Blanche, designed the Plymouth Park improvements. Blanche was a landscape designer and a partner in many of Eli's projects. Blanche said, "it was decided to develop the site as a rocky glen with a small, sparkling stream tumbling over falls into pools and cascading down a rocky rill to rest in larger pools along the highway."¹¹ To complete the project, an untrained but willing work crew from the welfare relief system carted water from a natural spring 1,000 feet away and uphill from the site. Materials were donated by the Chamber of Commerce, the Ann Arbor Garden Club, the County Road Commission, and the Northville Fishery. Citizens also donated bulbs and trees.

Post-war, park development styles across the country changed to accommodate a growing interest in active sports. The high level of maintenance required for Plymouth Park no longer seemed worth the cost and the rocky glen beside Plymouth Road fell into bushy obscurity. The stream ceased to flow when the City Water Department inadvertently cut off the park's supply while performing routine maintenance work on Traver.

Diversity of Residents

Ann Arbor had a historic commitment to abolition in the late 1800s which promoted a relatively high percentage (compared to other Michigan communities) of African American's living in the city at the turn of the 20th century. Broadway and Jones street provided residences for a number of African American families beginning in the 1870s. These residents lived, worked, and attended school in the neighborhood, side by side with the European Americans who were settling the area at the same time.

Architecture

The architecture found in the Broadway Historic district represents the progression of styles typical from the earliest days of settlement through the 1950s. Beginning in the 1830s settlers in the area brought their architectural traditions from the eastern United States, using the I-house form, in the Greek Revival style. The basic form of the I-house is a two-story side-gable house, that is one room deep with a central hall. Examples of I-houses in the district are 1324 and 1529 Broadway and 723 Moore.

¹¹ Rueter, Anne. "A case of changing park needs," Ann Arbor Observer, June 1982.

The Greek Revival style of architecture was prevalent in the areas of the United States being settled from about 1830 to 1850, and was one of the first popular Romantic styles. The style tends to mimic classical Greek temple fronts, with gabled or hipped roofs with a low pitch, a cornice band with wide trim, front doors surrounded by narrow sidelights and a transom above the door. While a full-width front entry porch was common for the style, most of the examples in the Broadway Historic District do not have porches and are of the gable-front and wing type massing. Although scattered the length of Broadway and Traver, most of the houses are located between 1200 and 1400 Broadway.

As typical in the evolution of American architecture, the district contains a number of buildings constructed in Victorian architectural styles. Popular from the 1860s through the 1900s, the period has a number of styles including Italianate, Queen Anne, Second Empire, and Romanesque Revival. The district contains representatives of the Queen Anne style, popular to construct because of the plentiful supply of lumber in Michigan and the growing number of mills able to produce standard size lumber such as 2x4's and decorative elements. Ann Arbor had mills that produced brackets, cut shingles, doors, molding, and ornamentation that were located in the area known as Kerrytown. The profession of architecture was growing, and pattern books were available to show how to build the houses. Examples of Queen Anne can be found at 802, 803, and 807 Jones and 1423, 1447, and 1517 Broadway.

The Italianate style with its cube-like massing, lower pitched roofs, brackets and round arch top and Palladian windows is also represented in the district. The Italianate style was more commonly constructed of masonry with decorative wood trim and porches. The houses at 1317 Jones and 1510 Broadway are two residential examples in the district. The commercial building at 1011-13 Broadway is an excellent example of the Italianate style with its heavy brackets and cornice, and arch-top windows. It is one of only a few commercial buildings of this style remaining in Ann Arbor.

Around the turn of the 20th century brought more variety in the architecture of the neighborhood. Colonial Revival, which grew out of the Victorian styles, became one of the most popular styles throughout the United States in response to the United States centennial in 1876. There is an example of a Dutch Colonial Revival at 1548 Broadway which is a common variation of the style.

Although the Colonial Revival style continues well into the 20th century, other styles begin to appear such as Arts and Crafts bungalows and four squares, and the English Revival or Tudor styles. Defined by the wide overhanging eaves, exposed rafter tails, large porches, and wood trim, the styles were developed in reaction to the increasing number of mass manufactured goods. Examples of these styles in the district are found at 1540, 1553, 1611, 1647, and 1677 Broadway.

Beginning in the late 1930s and early 1940s a new type of house form began to emerge. The one and a half story, side-gable Cape Cod, usually in the Colonial Revival style, began to appear in Michigan after gaining popularity in the eastern United States. Examples of Cape cods are located at 1628 and 1653 Broadway.

The end of World War II brought a demand for new housing across the United States for the returning soldiers and their new families. The development of suburbs, where land was cheaper outside of historic city centers, provided ample land for expansion. Although there was some development on Broadway and Traver as infill construction, the area was not heavily developed because most of the lots already contained houses.

A few houses were moved into the district either from other areas of Ann Arbor, or from nearby Wall Street and Maiden Lane where the University of Michigan was expanded. Some houses were moved to accommodate new structures. The houses 1335 Traver and 1222 and 1548 Broadway are examples of moved houses.

SIGNIFICANCE OF THE DISTRICT

The Broadway Historic District is significant under National Register Criterion A for its association with the settlement of Ann Arbor and the subsequent development of one of the city's first neighborhoods; and criterion C as representative of 19th-century architectural styles in varieties from Greek Revival to Victorian. The period of significance is 1830 to 1949 which is when the majority of the houses were constructed. Although there was some Cape Cod houses constructed during the 1940s as the University of Michigan expanded, no notable buildings were constructed in the district after 1949. The construction in the district in the 1950s included a large apartment building and several ranch houses, none of which are notable for their history or architecture.

A. That are associated with events that have made a significant contribution to broad patterns of our history.

The Broadway Historic District is locally significant for its role in the early settlement of Ann Arbor, and for the variety of ethnicities and occupations of residents living in the area including African-Americans and German-Americans. In addition to the residences, the district contains the former Fifth Ward school on Traver, the oldest extant school building in Ann Arbor. Because the area was not under as much development pressure a variety of types of residents felt comfortable living in this area of Ann Arbor. The Charles Cox family built the house at 1210 Broadway in 1894 and lived there until at least 1924. Charles Cox was a laborer, driver, and a porter. Allen and Elizabeth Morris rented the house at 1404 Broadway for seven years beginning in 1900, and then went on to

purchase their own home elsewhere in the city. Elijah Durham, a cement worker who built some houses on nearby Pontiac Trail, and his wife May lived at 1525 Broadway from 1913 until about 1925. Ann Arbor's first black policeman, William Blackburn and his wife Clara lived at 1307 Jones Drive from 1909 until 1919.

The district contains houses that tell the story of what life was like in early Ann Arbor in a working class and somewhat rural neighborhood. Life in this section of Ann Arbor was different than in the neighborhoods surrounding the central business district because of the fruit growing and agricultural activity in the neighborhood until 1949. The development is less dense, the houses are generally smaller in scale, and are more rural in nature.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Broadway Historic District contains relatively unaltered examples of American architectural styles from the earliest Greek Revival, through Italianate and Queen Anne, to Colonial Revival and Craftsman styles. The six examples of the Greek Revival style are more rural in nature, in contrast to the high style examples designated in other districts in the heart of Ann Arbor. The less dense neighborhood of these examples is more typical of the original rural setting that the houses were constructed in.

The district contains one Italianate house and three examples of the Queen Anne, a relatively low number when compared to the remainder of Ann Arbor. This evidences the slow growth of this area in the late 1800s when these styles were popular.

There are nine examples of Colonial Revival style houses and four Craftsman bungalows, constructed between 1916 and 1949, when the district began to grow again. The Colonial Revival at 1435 Broadway is a Montgomery Ward kit house.

In applying the exceptions to the national register criteria, National Register Bulletin 15 states, "Ordinarily... structures that have been moved from their original locations, ... shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;"

The houses at 1222, 1314, 1548 Broadway, and 1335 Traver are all known to have been moved from their original locations. The houses at 1314 and 1548 Broadway were moved within the district before 1918, making them contributing resources. The houses at 1222 Broadway and 1335 Traver were moved since 1949 and are considered non-contributing resources.

The conclusion of World War II brought new settlement patterns and a proliferation of modern architecture constructed with new building materials and the Broadway Historic District does not contain a significant number nor distinctive examples of architecture constructed after 1949. There are other areas of Ann Arbor that better exemplify post-World War II architecture.

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www.si.umich.edu/chico/AlongtheTracks/background.html



Figure 1 1210 Broadway Street, Charles Cox House, 1894, July, 2003



Figure 2 1324 Broadway, Zerah Pulcipher House, 1834, April, 2007



Figure 3 1418 Broadway, Mary Ann Tuttle House, 1853, April, 2007



Figure 4 1510 Broadway, Jay Taylor House, 1862, April, 2007



Figure 5 1628 Broadway, Travis Cash House, 1940, April, 2007



Figure 6 1500 Cedar Bend, Leo Haner House, 1939, July, 2003



Figure 7 Plymouth Park looking south from near Traver, May, 2007



Figure 8 802 Jones, Christopher Wicks House, ca. 1894, April, 2007



Figure 9 723 Moore, Kellogg House, 1838, May, 2007

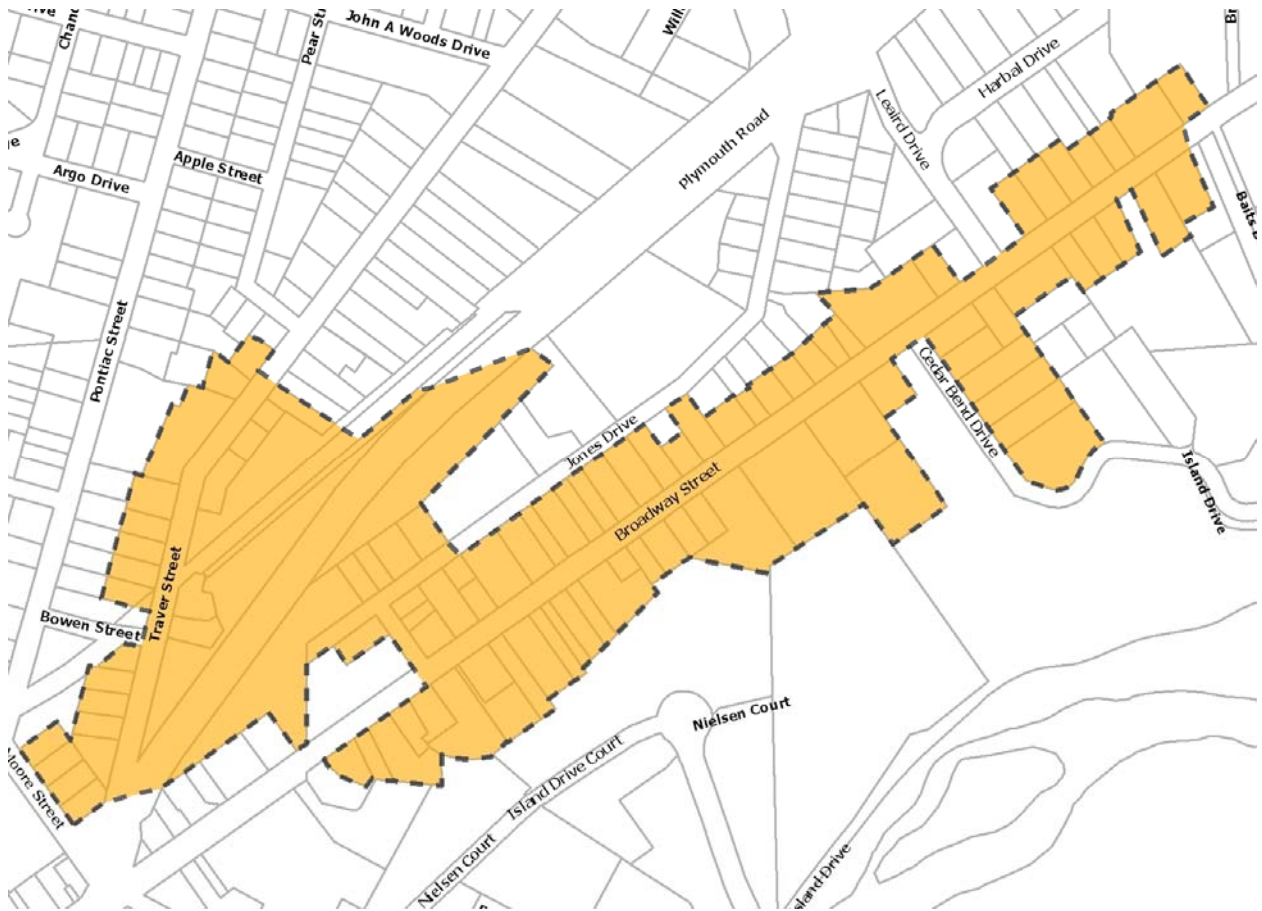


Figure 10 1202 Traver, District 16 School, 1841, May, 2007



Figure 11 1219 and 1223 Traver, Solomon Armstrong and Jacob Armstrong Houses, 1851 and ca. 1840s, May, 2007

APPENDIX A: Map



Broadway Historic District
Ann Arbor, Washtenaw County
District Boundary - - - -

