

FINAL HISTORIC DISTRICT STUDY COMMITTEE REPORT
PROPOSED 1001-1013 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 1001-1013 Broadway Historic District is located on the north side of Broadway, just south of where it intersects with Plymouth Road. The area is 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 commercial buildings at the intersection of Plymouth Road, and residential buildings along the hill. Broadway Street in front of 1001-1013 Broadway is five lanes wide with narrow sidewalks. The proposed district contains two contributing buildings, and no non-contributing buildings.

The district is comprised of two early commercial structures, one of which is the oldest extant in Ann Arbor. The buildings are adjacent to each other and sit at the northeast corner of Broadway and Swift. The buildings abut the sidewalk and have no landscaping.

RESOURCE LIST

Broadway – Historic (Contributing)

1001-05 Broadway – Exchange Block – 1832

This three-story Classical Revival side-gabled commercial building is constructed of brick which has been painted with a masonry coating. The plan is rectangular in shape and the building is six bays wide and four bays deep.

The front of the building has two entrances on the first floor, the windows and doors have round arch tops. The windows are larger display type windows and have been subdivided into four large panes of glass with a wood base. The door accessing the south half of the building has sidelights, and the entrance for the north half of the building is recessed. It contains two doors, one to access the north storefront, and one to access the upper floors of the building. The second and third floors have six one-over-one double-hung windows with stone sills and lintels arranged symmetrically across the building. Paired wood brackets are located in the eave of the asphalt-covered gable roof. Each end of the building has tall stepped parapet walls, and there is a brick chimney in the center of the front roof slope.

The south elevation has two double-hung windows at the first floor, and four double-hung windows at the second and third floors. A central double-hung window is located in the attic.

1011-13 Broadway – Wright, Anson Building – c. 1870

This two-story brick building has been painted to match the adjacent Exchange Block located to the south. The front elevation has two recessed arched entrances at each side with a single large aluminum display window in the center. The second floor has three double hung windows. A cornice projects from the parapet wall which is capped with metal coping. The building was originally four stories tall and was reduced to two stories sometime after 1925 when the Sanborn Fire Insurance maps indicate the building was four stories tall. A search of building permits from 1926 through 1940 did not find a specific reference to the removal of the upper two stories. *Polk's Ann Arbor City Directory of 1927* lists a commercial tenant, Ann Arbor Roofing, and three individual's names, and the 1928 directory only lists one individual's name, so it is possible that the removal of the upper stories occurred about that time. Later directories only list one or two commercial tenants.

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

The proposed 1001-1013 Broadway Historic District contains two historic (contributing) resources and no non-historic (non-contributing) resources. One hundred percent of the resources contribute to the district.

BOUNDARY DESCRIPTION

The 1001-1013 Broadway Historic District is comprised of the parcels at 1001-1005 and 1011-1013 Broadway.

The boundary is more specifically described as:

Lots 1, 2, and 3 of Assessors Plat No. 33

BOUNDARY JUSTIFICATION

These buildings are the remnants of the former Lower Town commercial area that were built when the area was first being settled in the 1830s. The surrounding buildings have been demolished and have been replaced by vacant land or new buildings. The widening of Broadway, and re-routing of Plymouth Road creates a wide separation between the historic commercial district proposed herein and a historic residential district proposed separately.

HISTORY OF THE DISTRICT

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.

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 1959.⁴) The

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."

⁴ 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.

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 postmaster⁵, 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.⁶ 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.⁷ When the University of Michigan moved from Detroit in 1837 and located to 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.⁸

SIGNIFICANCE OF THE DISTRICT

The 1001-1013 Broadway Historic District is significant under National Register Criterion A for its association with the early settlement of Ann Arbor; and criterion C as representative of early commercial buildings. The period of significance for the district is 1832 to 1887 which is the period from when the buildings were constructed until when Dr. Kellogg's Family Medicines moved out of 1013 Broadway.

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

The 1001-1013 Broadway Historic District is locally significant for its role in the early settlement of Ann Arbor, specifically as it represents early commercial development in the area known as Lower Town. This area was developed separately, and in competition with Ann Arbor's present-day main downtown, but was included in the city boundaries in 1861 as part of the Fifth Ward. 1001-05 Broadway was built by Anson Brown, one of the earliest settlers in the area, and an advocate for settling this section of Ann Arbor. While similar early buildings in the main commercial district were replaced with larger, newer buildings, the lack of development pressure in this section of the city preserved the commercial buildings of this early settlement period.

1013 Broadway was originally constructed as a four-story building about 1870 and housed the offices of the clairvoyant physician, Dr. Daniel Kellogg (see Figure 1). Dr. Kellogg had a gift for clairvoyance and used his supernatural perceptions to diagnose patients. He also sold a line of family medicines to cure these diagnosed illnesses which included Kellogg's Liver Invigorator, Kellogg's Magic Red Drops, Kellogg's Family Cathartic Pills, and Kellogg's Lunch Remedy. Although Kellogg died in 1874 his brother, Leverett B., and son, Albert C., kept the family business going until at least 1891. Dr. Kellogg's Family Medicines operated out of this building from 1874 until 1887.

⁵ History of Washtenaw County, Volume II. Chicago: Charles C. Chapman & Co., 1881, p. 889

⁶ Ibid, p. 888.

⁷ "Big Lower Town Plans Recalled," The Ann Arbor News, 6/27/1964

⁸ "Ann Arbor's Oldest Buildings," The Ann Arbor Observer, August 1989. Article by Susan Wineberg.



Figure 1 - Dr. Kellogg's Medical Works, ca. 1870s, 1874 Washtenaw County Atlas, University of Michigan On-line Image Archives

- 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 1001-1013 Broadway Historic District contains two examples of the early Classical Revival commercial style of architecture, representing the prevalent style of architecture in the mid-1800s when the buildings were constructed. 1001-05 Broadway is the oldest commercial building remaining in Ann Arbor.

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Broadway Historic District
Resource Documentation

Address: **1001-05 Broadway** *Date:* **1832**
Historic Name: **Exchange Block** *Level:* **Contributing**



Description

<i>Style:</i>	Commercial Italianate	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	3	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Brick	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Symmetrical façade with end parapets, reminiscent of Dutch row buildings; blind arches above first-floor windows/door; original first-floor windows = 2/2 and 6/6, both double-hung; brackets under eaves.		

History

First City Directory: 1894
Historic Use: Commercial *Architect:* Unknown
Current Use: Commercial *Builder:* Anson Brown
Occupation (First Dweller): Exchange Block housed a variety of services, including grocers and the post office (when Anson Brown was postmaster and had moved the facility across the river).
Notes: Historic addresses = 1001-1003 and 3 Broadway. Brown built a nearly identical block across the street between Canal and Wall streets. Known as the Huron Block, construction started on those buildings in 1834 and was completed soon after. The Huron Block was razed in 1959, however, when the University Hotel was built (now site of Riverview Outpatient Services building). 2007 Photograph.

Broadway Historic District***Resource Documentation***

Address: **1011-13 Broadway** *Date:* **c. 1870**
Historic Name: **Anson W. Wright Building** *Level:* **Contributing**

***Description***

<i>Style:</i>	Commercial	<i>Roof Shape:</i>	Flat
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Brick	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Stone sills and lintels; paired arched doors in entry bay; large picture window in center of entry bay in what was probably old storefront; simply detailed cornice caps front façade.		

History

<i>First City Directory:</i>	1874	<i>Architect:</i>	Unknown
<i>Historic Use:</i>	Commercial/Storage	<i>Builder:</i>	Unknown
<i>Current Use:</i>	Residential		
<i>Occupation (First Dweller):</i>	N/A		

Notes: Historic address = 1005 and 5 Broadway. This building was 4 stories on 1908, 1916, and 1925 Sanborn maps; it is unclear when the building was reduced to 2 stories. Dr. Kellogg's Family Medicines from 1872 until 1886.



1001-1013 Broadway Historic District
Ann Arbor, Washtenaw County

