

***Broadway Historic District  
Resource Documentation***

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*Address:* **1308 Traver** *Date:* **ca. 1860**  
*Historic Name:* **Eli Manly House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	6/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Frieze board and frieze windows intact; single-story, shed-roof addition to rear; front porch has low-pitched, hip roof supported by square posts, with bases and capitals resting on a shingled balustrade; all windows 6/1.		

***History***

<i>First City Directory:</i>	1878	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Treasurer/collector.		

*Notes:* Very neat example of Greek Revival architecture. Eli Manly and his family lived here from 1860 to 1896. Manly served in several public positions, including as treasurer and collector for the city of Ann Arbor from 1869-73.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1320 Traver**   *Date:*   **1912**  
*Historic Name:*       **Fred C. & Emma Myers House**       *Level:*   **Contributing**



***Description***

<i>Style:</i>	Cottage	<i>Roof Shape:</i>	Pyramidal
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Square
<i>Windows:</i>	Original	<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>	Brick foundation; front door set into a shed-roofed vestibule to the south; vestibule covered with same shingles as the rest of the house.		

***History***

<i>First City Directory:</i>	1912	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Fred is listed as a clerk.		
<i>Notes:</i>	Square cottage adds a little variety to the mix of Greek Revival and vernacular houses at this end of Traver.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1321 Traver**  
*Historic Name:*       **Burton Hilbert House**

*Date:*   **1934**  
*Level:*   **Non-Contributing**



***Description***

*Style:*            Colonial Revival  
*# Stories:*       2  
*Material:*       Vinyl  
*Windows:*       Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*     1/1; some 6/6  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     N/A  
*# Dormers:*      1  
*Dormer Type:*   Gable

Large gabled dormer protruding from the ridgeline; belt course trim separating upper/lower levels.

***History***

*First City Directory:* 1934  
*Original Use:*       Residential  
*Current Use:*       Residential

*Context(s):*  
*Architect:*       Unknown  
*Builder:*         Unknown

*Occupation (First Dweller):* Partner, Pielemeier & Hilbert.

*Notes:* Significantly altered dwelling. Sited behind Lund House on Pontiac and reached from Lund House, but with Traver address. Formerly part of Lund farm site.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1323 Traver** *Date:* **1930**  
*Historic Name:* **John A. & Avina Peterson House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Bungalow	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	3/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Single, large, half-timbered gable over front porch (enclosed); all windows are 3/1 ribbon; front portion has pyramidal roof.		

**History**

<i>First City Directory:</i>	1930	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown

*Occupation (First Dweller):* John is listed as a wood finisher.

*Notes:* House set behind Lund House and reached from Lund House, but with Traver address. This house, the altered Colonial at 1321 and the chicken coop, all illustrate the Ward's reuse of the land surrounding their grand house.

***Broadway Historic District  
Resource Documentation***

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*Address:*                   **1326 Traver**   *Date:*   **1933**  
*Historic Name:*       **Frank W. Paul House**                           *Level:*   **Contributing**



***Description***

*Style:*                    Vernacular  
*# Stories:*            2  
*Material:*             Clapboard  
*Windows:*            Orig./Replace  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*         1/1, 8/8

*Roof Shape:*          Front Gable  
*Roof Material:*      Asphalt  
*Plan Shape:*          Rectangular  
*Porch Type:*         Full Front  
*# Dormers:*          N/A  
*Dormer Type:*        N/A

*Character Defining Features:*

Smooth-faced concrete foundation; first-story sash = original 1/1, second-story sash = replacement 8/8; front porch has hipped roof supported by sets of square posts (3 on southwest, 2 each flanking opening in the clapboard balustrade); two-story, front-gable barn with board and batten siding is to the rear and north of house.

***History***

*First City Directory:* 1933  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:*          Unknown  
*Builder:*             Unknown

*Occupation (First Dweller):* Salesman.

*Notes:* House sits on part of the lot where Cooper's Spring originates. This spring was used by the Northern Brewery in the last century and still provides water to the Arbor Springs Water Company at 1440 Plymouth Road.



**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1335 Traver**  
*Historic Name:*       **Sumner Hicks House**

*Date:*   **1846**  
*Level:*   **Non-Contributing (moved 2002)**



**Description**

*Style:*           Greek Revival  
*# Stories:*     1.5  
*Material:*     Clapboard  
*Windows:*     Replacement  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    1/1  
*Character Defining Features:*

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   ¾ Front  
*# Dormers:*    N/A  
*Dormer Type:* N/A

Classic upright and wing; sidelights around front door; frieze boards intact; hip-roof ¾ front porch supported by slender round columns.

**History**

*First City Directory:* 1868  
*Original Use:*       Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Miller.

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Hicks bought the land for his house in 1846 and built this house. He sold it in 1871 to William Campbell. Campbell lived here during the 1870s, rented it to the Storms family, partners in his woolen mill, then sold to James Babcock in 1894. This home is shorter than most upright and wings. House was moved from 936 Wall Street in 2002; windows were replaced and front porch, which had been removed during the house move, was put back on when it was sited on Traver. Part of the cluster of smaller homes that have Traver addresses but are accessed from Pontiac, near the Lund House.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1341 Traver**                   *Date:* **1940**  
*Historic Name:*       **Lauren & Elaine Jedele House**       *Level:* **Contributing**



***Description***

<i>Style:</i>	Colonial Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Entry Portico
<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 elements; small, shed-roofed addition on north; centered, shed-roofed portico over front door, supported by square posts set on a concrete pad; single-story, front-gable, two-car garage to the rear and north of the property; shingled gable of garage matches house.		

***History***

<i>First City Directory:</i>	1940	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Lauren was a bookkeeper for Swift & Company.		
<i>Notes:</i>	Fine example of the architecture for simple single-family homes in the neighborhood.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **Plymouth Road, off Broadway**      *Date:* **1930s**  
*Historic Name:* **Plymouth Parkway Park**      *Level:* **Contributing**



*Acreage:*      6.02  
*Amenities:*      Play area; walking trails; picnic tables. Park is located on both sides of Plymouth Road.

***History***

Plymouth Parkway Park was conceived of as a result of a 1930s Works Progress Administration improvement project. Ann Arbor's first parks superintendent, Eli Gallup, was determined to carry out a program of creating beautiful entries into the city, even during the Great Depression. Gallup's vision turned a former gravel pit into a rocky glen and landscaped pond.

The plan for Plymouth Parkway Park was one of the showiest in Ann Arbor. It included a waterfall descending into a series of pools beside Plymouth Road near Broadway Street. Having been cut through in the 1920s, this portion of the road seemed to have great potential as a scenic parkway leading into the downtown area of the city. Gallup's wife, Blanche, designed the Plymouth Parkway Park improvements. Blanche was a landscape designer and partnered with her husband in many of his projects. To complete the project, an untrained but willing crew from the welfare relief system carried water from a natural spring 1,000 feet uphill from the site. Materials were donated by the Chamber of Commerce, the Ann Arbor Garden Club, the County Road Commission, the Northville Fishery, and citizens of the city.

As park development styles across the country changed to accommodate a growing interest in active sports after the war, the high level of maintenance required at Plymouth Parkway Park no longer seemed worth the effort or the cost. The rocky glen beside Plymouth Road became obscured by vegetation and the stream ceased to flow when the Water Department inadvertently cut off the park's supply while performing routine maintenance on Traver Street.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1500 Cedar Bend**  
*Historic Name:*       **Leo Haner House**

*Date:*   **1939**  
*Level:*   **Contributing**



***Description***

*Style:*           Cape Cod Ranch  
*# Stories:*     1.5  
*Material:*     Brick, Aluminum  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    8/8  
*Character Defining Features:*

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   L-Shape  
*Porch Type:*   N/A  
*# Dormers:*    3  
*Dormer Type:* Gabled

Front of ell has a modern bay window with fixed lights, windows through rest of house 8/8; one-story, hipped-roof sun porch addition to the east; porch is under long leg of the ell and supported by square posts with capitals; small octagonal multi-pane window facing porch.

***History***

*First City Directory:* 1939  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Barber  
*Notes:*

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1510 Cedar Bend**  
*Historic Name:*       **Anna Bychinsky House**

*Date:*   **ca. 1952**  
*Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	Ranch	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Brick veneer	<i>Plan Shape:</i>	Rectanglar
<i>Windows:</i>	Original	<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>	Modern ranch with clapboard gables; gabled front projection over window on left end.		

***History***

<i>First City Directory:</i>	1952 (under construction)	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown. Widow of Sigmond.		
<i>Notes:</i>	Mrs. Bychinsky was living here by 1953.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1520 Cedar Bend**  
*Historic Name:*       **Lucy Austin House**

*Date:*   **1940**  
*Level:*   **Contributing**



***Description***

*Style:*                   Cape Cod Split Ranch  
*# Stories:*           1.5  
*Material:*            Vinyl, Asbestos  
*Windows:*            Original  
*Window Type:*      Wood, Double-Hung; Fixed  
*Pane Type:*         4/4; multi  
*Character Defining Features:*

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*       Entry  
*# Dormers:*         2  
*Dormer Type:*      Shed

Multi-pane casement window shed dormer is situated on the east-facing roof; small gabled dormer over front door.

***History***

*First City Directory:* 1941  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Unknown. Widow of Alvin.  
*Notes:*

*Context(s):*  
*Architect:* Unknown  
*Builder:*     Unknown

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1530 Cedar Bend**  
*Historic Name:*       **Herman Johnson House**

*Date:*   **1941**  
*Level:*   **Non-Contributing**



***Description***

*Style:*           Cape Cod  
*# Stories:*     1.5  
*Material:*     Brick veneer, Clapboard  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    1/1

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   N/A  
*# Dormers:*    1  
*Dormer Type:* Gabled

*Character Defining Features:*   Single gabled dormer over entry door; large gabled dormer with single 1/1 window projects over first-floor bay window.

***History***

*First City Directory:* 1945  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Real estate agent  
*Notes:*

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1540 Cedar Bend**  
*Historic Name:*       **Godfrey Ottmar House**

*Date:*   **1930**  
*Level:*   **Contributing**



***Description***

*Style:*           Tudor Revival  
*# Stories:*     1.5  
*Material:*     Brick  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    4/4, 6/6  
*Character Defining Features:*

*Roof Shape:*    Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*    Rectangular  
*Porch Type:*    N/A  
*# Dormers:*     2  
*Dormer Type:*  Shed, Segmental

Complex roof with side gable at east, hipped at west and steeply pitched hipped roof over entry pavilion; polygonal bay at west end with tall witch's hat roof; first-story sash = 4/4, upper half-story sash = 6/6 and 4/4; two-window shed dormer to right of entry pavilion, and single-window segmental roof wall dormer breaking eave line to the left; entry pavilion has Gothic arch with narrow multi-light window to the inside left and a wide paneled door to the right; half-timbered upper-story wall is supported by quarter-round brackets; four-window bay to the right of entry.

***History***

*First City Directory:* 1930

*Original Use:*       Residential

*Current Use:*        Residential

*Occupation (First Dweller):* Grocer

*Context(s):*

*Architect:*        Unknown

*Builder:*          Unknown

*Notes:* Original owner was Godfrey Ottmar, born in Germany (1865), who ran a grocery store on West Washington. After Mr. Ottmar passed away, Dr. John Bugher, Assistant Professor of Pathology (UM) lived here before moving on to the Rockefeller Foundation in 1937. Otto LaPorte taught Theory of Spectra and Quantum Mechanics in UM's Physics Department and lived here from 1939-40.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1550 Cedar Bend**  
*Historic Name:*       **William Trapp House**

*Date:*   **1923**  
*Level:*   **Contributing**



***Description***

*Style:*                    Bungalow  
*# Stories:*            1.5  
*Material:*             Vinyl  
*Windows:*            Original  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*          1/1  
*Character Defining Features:*

*Roof Shape:*        Side Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*       Full Front  
*# Dormers:*         1  
*Dormer Type:*      Gabled

Single, large, 4-window front dormer with cornice returns dominates front façade; windows in dormer have diamond-patterned glass in upper sash; all other sash in house 1/1; Gothic leaded glass in upper narrow light of picture window; front porch has low-pitched hipped roof tucked under the eaves, supported by square columns; small lattice work porch skirt; 1-1/2-story, gable-front garage with board-and-batten siding at rear of house.

***History***

*First City Directory:* 1923  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:*         Unknown  
*Builder:*            Unknown

*Occupation (First Dweller):* Assistant, University of Michigan.

*Notes:* House may have been moved here from elsewhere, though this has not been confirmed.

*Broadway Historic District*  
*Resource Documentation*

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*Address:* **802 Jones** *Date:* **ca. 1894**  
*Historic Name:* **Christopher Wicks House** *Level:* **Contributing**



*Description*

*Style:* Vernacular *Roof Shape:* Cross-Gable  
*# Stories:* 2 *Roof Material:* Asphalt  
*Material:* Clapboard *Plan Shape:* L-Shape  
*Windows:* Replacement *Porch Type:* Full Front  
*Window Type:* Wood, Double-Hung *# Dormers:* N/A  
*Pane Type:* 1/1 *Dormer Type:* N/A  
*Character Defining Features:* Hipped-roof ell wrap porch supported on square posts resting on a handsome stone balustrade; gables decorated with vertical tongue-and-groove siding; gabled addition with flat roof at the rear.

*History*

*First City Directory:* 1894 *Context(s):*  
*Original Use:* Residential *Architect:* Unknown  
*Current Use:* Residential *Builder:* Unknown  
*Occupation (First Dweller):* Laborer

*Notes:* House seems to be part of a set, matching the two directly across the street at 803 and 807 Jones, except for some changes such as altered porches. 2007 Photograph.



***Broadway Historic District***  
***Resource Documentation***

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*Address:* **803 Jones** *Date:* **1896**  
*Historic Name:* **Gilbert C. Rhodes House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Cross Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Orig/Replacement	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung/Casement	<i># Dormers:</i>	1
<i>Pane Type:</i>	1/1, multi	<i>Dormer Type:</i>	Shed

*Character Defining Features:* Shallow Mansard-roofed porch supported on square posts, resting on shingled balustrade; all windows on east side are 1/1; windows on upper east are 1/1 but upper light is surrounded with small, square panes of colored glass; most of other windows on house are replacement casements; both front and side gables decorated with two types of shingles separated by a band; large, two-story addition at rear with a shed dormer facing east.

***History***

<i>First City Directory:</i>	1896	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Collector		

*Notes:* House seems to be part of a set, matching those at 802 and 807 Jones, except for some changes such as altered porches. The houses on the north side of this section of Jones are built on land that was the Traver Mill millpond until the early 1890s. 2007 Photograph.



**Broadway Historic District**  
**Resource Documentation**

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*Address:* **807 Jones** *Date:* **1896**  
*Historic Name:* **J. L. Sherk House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Vernacular Victorian	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	L-Shape
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Entry Stoop
<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>	Tiny, gabled hood over front entry stoop, supported by small brackets; all windows 1/1; front and side gables decorated with two different shingle patterns, separated by a band; one-story, shed-roof addition on right side.		

**History**

<i>First City Directory:</i>	1896	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown		

*Notes:* House seems to be part of a matching set with 802 and 803 Jones, except for porch alterations. Sherk did not live here long; by 1897, Thomas McCollum, a conductor on the C & WM Railway, was living here. 2007 Photograph.



***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1307 Jones**

*Date:* **ca. 1855**

*Historic Name:* **Luther Boylan House**

*Level:* **Contributing**



***Description***

*Style:* Greek Revival

*Roof Shape:* Front Gable

*# Stories:* 1.5

*Roof Material:* Asphalt

*Material:* Asbestos

*Plan Shape:* Rectangular

*Windows:* Replacement

*Porch Type:* N/A

*Window Type:* Wood, Double-Hung

*# Dormers:* N/A

*Pane Type:* 6/6

*Dormer Type:* N/A

*Character Defining Features:*

Parallel shed roof wing on left (half hen and chick one); bow window with five rows of four panes each on the front of the upright; 6/6 replacement window have false muntins; single-story, one-car garage to north.

***History***

*First City Directory:* 1860

*Context(s):*

*Original Use:* Residential

*Architect:* Unknown

*Current Use:* Residential

*Builder:* Unknown

*Occupation (First Dweller):* Cooper

*Notes:*



**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1309 Jones** *Date:* **1830s**  
*Historic Name:* **David Lesure House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<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>	Typical I-house type; steeply-pitched shed roof addition to the rear; house retains wide frieze board, cornice returns, frieze windows and front door with sidelights, framed by pilasters and an entablature; two-story gable-front barn with vertical plank siding located to the west, near Traver Creek.		

**History**

<i>First City Directory:</i>	1860	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown		

*Notes:* The Lesure House is an intact example of what was probably a very common house type in the early part of the nineteenth century. It represents the earliest part of Ann Arbor's history. Formerly designated as a City of Ann Arbor Individual Historic Property.



**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1317 Jones** *Date:* **1868**  
*Historic Name:* **Covert/Hardinghaus House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Italianate	<i>Roof Shape:</i>	Hipped
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	2/2	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Large, two-story gabled wing to the north; wing has flat-sided bay with a standing-seam copper roof.		

**History**

<i>First City Directory:</i>	1868	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown

*Occupation (First Dweller):* Saloon keeper

*Notes:* Andrew Cover had a saloon on Broadway. Herman Hardinhaus bought this house next to the brewery when he bought the brewery from the Frey brothers in 1882. He lived here while running the brewery from 1882-1894. Originally, both the “cube” and the wing had full-width porches. The bay window has undergone many alterations.

***Broadway Historic District  
Resource Documentation***

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*Address:*               **1318 Jones**  
*Historic Name:*       **(N/A)**

*Date:*   **1988**  
*Level:* **Non-Contributing**



***Description***

*Style:*                **Modern**  
*# Stories:*         **2**  
*Material:*          **Vinyl**  
*Windows:*         **Original**  
*Window Type:*   **Vinyl, Double-Hung**  
*Pane Type:*        **1/1**  
*Character Defining Features:*

*Roof Shape:*       **Side Gable**  
*Roof Material:*   **Asphalt**  
*Plan Shape:*       **Rectangular**  
*Porch Type:*       **N/A**  
*# Dormers:*        **N/A**  
*Dormer Type:*     **N/A**

***History***

*First City Directory:* **1988**  
*Original Use:*        **Residential**  
*Current Use:*        **Residential**  
*Occupation (First Dweller):* **N/A**  
*Notes:*

*Context(s):*  
*Architect:*         **Unknown**  
*Builder:*            **Unknown**

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **703 Moore** *Date:* **1917**  
*Historic Name:* **George Peavey House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<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>	Single-story shed-roofed addition at rear; full-width porch has hipped roof supported by short battered, paneled angled columns set on brick piers resting on a brick balustrade; a shed-roofed garage with no doors attaches to the west side of the house.		

***History***

<i>First City Directory:</i>	1917	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Ice salesman		
<i>Notes:</i>	Simple, well maintained vernacular house. Peavey's business was located at 1324 W. Huron Street.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **707 Moore**

*Date:* **1926**

*Historic Name:* **George Peavey House II**

*Level:* **Contributing**



***Description***

*Style:* Vernacular

*Roof Shape:* Side Gable

*# Stories:* 2

*Roof Material:* Asphalt

*Material:* Brick

*Plan Shape:* Rectangular

*Windows:* Replacement

*Porch Type:* Full Front

*Window Type:* Wood, Double-Hung

*# Dormers:* N/A

*Pane Type:* 1/1

*Dormer Type:* N/A

*Character Defining Features:*

Two-story shed-roofed addition at rear, covered with asbestos shingles; replacement windows are shorter than original: first-floor extra window height is filled with small, plain glass transoms, upstairs extra height filled in; porch has shed roof supported by Tuscan columns resting on a concrete floor.

***History***

*First City Directory:* 1926

*Context(s):*

*Original Use:* Residential

*Architect:* Unknown

*Current Use:* Residential

*Builder:* Unknown

*Occupation (First Dweller):* Ice salesman

*Notes:* George Peavey sold retail and wholesale ice from his business at 1324 W. Huron.



***Broadway Historic District  
Resource Documentation***

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*Address:* **719 Moore** *Date:* **1927**  
*Historic Name:* **Norman & Bettie Isenberg House** *Level:* **Contributing**



***Description***

*Style:* Vernacular  
*# Stories:* 2  
*Material:* Aluminum  
*Windows:* Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 3/1

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* Full Front  
*# Dormers:* N/A  
*Dormer Type:* N/A

*Character Defining Features:*

Large, shed-roofed addition at rear; smaller gabled addition on left with an entry porch; front porch has shed roof and has been enclosed; side porch is tucked under gable roof and is supported by square posts; lattice skirt boards are under side porch; 3/1 ribbon windows throughout the house.

***History***

*First City Directory:* 1927  
*Original Use:* Residential  
*Current Use:* Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Occupation (First Dweller):* Worker/owner(?), Northside Auto Parts.

*Notes:* A simple vernacular house similar to 703 and 707 Moore.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **723 Moore** *Date:* **1838**  
*Historic Name:* **Waite/Kellogg House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Italianate	<i>Roof Shape:</i>	Hipped
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asphalt brick	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1,2/2, 6/6	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Set on sloped lot with two-story, full-width front porch supported by square Tuscan posts with a square spindle balustrade; centered entry door has sidelights, flanked by pilasters; windows sizes throughout the house vary, but most are double-hung: first floor = 1/1, 2/2; second floor = 1/1, 6/6; tall brick piers support the front porch and basement windows under it are full height 6/6; dentil work under eaves are only remaining decorative trim.		

**History**

<i>First City Directory:</i>	1868	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Daniel Kellogg – clairvoyant/physician		

*Notes:* Although covered in asphalt brick, this house began as a simple, 5-bay I-house and became a spectacular Italianate in 1865 when Dr. Kellogg owned the house. Kellogg, a clairvoyant physician, contributed greatly to the Lower Town area, both in terms of jobs at his remedy factory and in traffic attracted to Lower Town. In 1839, John Foley bought Lot 4, Block 6 from Joseph Waite – he already owned Lot 5. In 1840, the Tax Assessor listed him with a house and lot taxed at a value of \$1,100; by 1841, the house and lot, taxed at \$1,200, was listed as a “mansion.”



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1006 Pontiac**  
*Historic Name:*

*Date:*  
*Level:* **Non-Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Vinyl	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Vinyl, Double-Hung; Casement	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1; 1 by 1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Jerkin head at front gable; rear end chimney; gabled porch supported on modern square posts (modern porch).		

***History***

<i>First City Directory:</i>	1945	<i>Architect:</i>	Unknown
<i>Original Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Current Use:</i>	Residential		

*Occupation (First Dweller):*

*Notes:* Though most certainly older than 1945, there are no records of this property before that date. The house has been altered significantly, but massing and form still intact; has been rental residential for many years. When the house was first listed in city directories (1945), it was as the residence of Cephis Owens. It was also the site of the Cloverleaf Dairy for a few years beginning in 1963.



**Broadway Historic District**  
**Resource Documentation**

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*Address:*               **1008 Pontiac**  
*Historic Name:*       **Ward 5 Hall**

*Date:*   **1850s?**  
*Level:*   **Contributing**



**Description**

*Style:*               Greek Revival  
*# Stories:*       2  
*Material:*       Vinyl  
*Windows:*       Replacement  
*Window Type:* Vinyl, Double-Hung  
*Pane Type:*     1/1  
*Character Defining Features:*

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   N/A  
*# Dormers:*    N/A  
*Dormer Type:* N/A

Shuttered windows; cornice boards and wide frieze board remain.

**History**

*First City Directory:* 1933  
*Original Use:*       Public  
*Current Use:*        Residential  
*Occupation (First Dweller):* N/A

*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* This building was located across present-day Pontiac Street before the road was cut through. It served as the Ward 5 voting hall, but has been rental residential for many years. The house's style and form suggest it was early building in **Broadway**, possibly 1850s.

***Broadway Historic District  
Resource Documentation***

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*Address:*               **1127 Traver**  
*Historic Name:*       **James Watts House**

*Date:*    **ca. 1926**  
*Level:*   **Contributing**



***Description***

*Style:*               Cape Cod  
*# Stories:*        1.5  
*Material:*         Aluminum  
*Windows:*        Original  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*      1/1

*Roof Shape:*      Front Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*      Rectangular  
*Porch Type:*     Full Front  
*# Dormers:*       N/A  
*Dormer Type:*    N/A

*Character Defining Features:*    Front porch screened in; fixed attic window with one vertical, one horizontal muntin.

***History***

*First City Directory:* 1926  
*Original Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Laborer.

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:*   The 1854 plat map shows a house on this lot and city directory listings go back as far as 1896; this is not that early house.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*               **1131 Traver**  
*Historic Name:*       **(N/A)**

*Date:*   **1989**  
*Level:*   **Non-Contributing**



***Description***

*Style:*               Ranch  
*# Stories:*        1  
*Material:*         Vinyl  
*Windows:*         Original  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*       1/1  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     ¾ Front  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

Typical modern ranch with garage attached as an ell; ¾ front porch supported by simple columns.

***History***

*First City Directory:* 1989  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* N/A

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Research on this lot/address dates back to 1887. The address has had consistent dwellers from the 'teens up through the 1970s, so this house is most likely a much more recent addition to the neighborhood.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1137 Traver** *Date:* **ca. 1860**  
*Historic Name:* **Charles & Linda** *Level:* **Contributing**  
**Waite House**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Aluminum, Stucco	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Full Front
<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>	Upright and wing; wing has full-width, shed-roofed porch, supported by square posts resting on a concrete pad; Italianate brackets top off the porch posts; upright also has a full-width, shed-roofed porch supported by flat columns with square capitals; single-story, shed-roofed addition at the rear.		

***History***

<i>First City Directory:</i>	1882	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown		

*Notes:* This Greek Revival begins the concentration of older homes at the south end of Traver. Beginning in 1888, Adam Rietz, a section hand on the Toledo, Ann Arbor and Northern Michigan Railroad, lived here. Rietz sold the house to Edward and Marie Flynn in 1922. The Flynns stayed here until after WWII.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1141-43 Traver**  
*Historic Name:*       **(N/A)**

*Date:*   **1980**  
*Level:*   **Non-Contributing**



***Description***

*Style:*                    Colonial (duplex)  
*# Stories:*            2  
*Material:*             Brick, Vinyl  
*Windows:*            Original  
*Window Type:*       Vinyl, Slider  
*Pane Type:*          1/1; fixed  
*Character Defining Features:*

*Roof Shape:*       Side Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*       N/A  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

Neo-Colonial duplex with brick veneer lower level, vinyl upper level; bay window; two entry doors, one to each unit in duplex.

***History***

*First City Directory:* 1980  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* N/A  
*Notes:*

*Context(s):*  
*Architect:*        Unknown  
*Builder:*           Unknown



**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1202 Traver**  
*Historic Name:*       **District 16 School**

*Date:*   **1841**  
*Level:*   **Contributing**



**Description**

*Style:*                Greek Revival  
*# Stories:*         1  
*Material:*         Brick  
*Windows:*         Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*       4/4

*Roof Shape:*       Front Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*       Rectangular  
*Porch Type:*       Front Entry  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

*Character Defining Features:*

Close to road; gable front has cornice returns; new 4/4 windows set into original jack arch openings; ghosts of much longer windows on the street end with a centered door are evident in the brick; porch located on south side of building and has shed roof supported by “+”-shaped posts; several additions (all at the rear) have turned this into a residence; two-story, front-gable addition over a one-car garage and a side-gable, two-story pavilion with skylights also on property.

**History**

*First City Directory:* 1868  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:*         Unknown  
*Builder:*            William Perry,  
                          Robert Davidson

*Occupation (First Dweller):* School house

*Notes:* The oldest school building in the city of Ann Arbor, District 16 School was built in 1841. The first schoolmaster was a Baptist minister, Reverend Thomas Holmes. Before the school was built, 70 children attended classes for only a few winter months at the Baptist church. In 1840, \$500 was raised to build a school and the district directors, Josiah Beckley, Robert Davidson, and William Perry, bought a lot from Caleb Ormsby for \$100. Work commenced immediately, and Rev. Holmes was teaching in the new school by late 1841; by 1843, the school year expanded to nine months. In 1855 the 9<sup>th</sup> and 16<sup>th</sup> districts merged, and the new Union School was built.

The school was sold and became home to a succession of families, at least some of them African-American. William Blackburn lived here for one year, in 1901, while working at a billiard hall. Later, in 1908, he became Ann Arbor's first African-American police officer.



*Broadway Historic District*  
*Resource Documentation*

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*Address:*                   **1205 Traver**  
*Historic Name:*

*Date:*  
*Level:* **Vacant**

*Description*

*Style:*  
*# Stories:*  
*Material:*  
*Windows:*  
*Window Type:*  
*Pane Type:*  
*Character Defining Features:*

*Roof Shape:*  
*Roof Material:*  
*Plan Shape:*  
*Porch Type:*  
*# Dormers:*  
*Dormer Type:*

*History*

*First City Directory:*  
*Original Use:*  
*Current Use:*  
*Occupation (First Dweller):*  
*Notes:* Vacant lot.

*Architect:*  
*Builder:*

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1206 Traver** *Date:* **ca. 1866**  
*Historic Name:* **John Jaynes House** *Level:* **Contributing**



**Description**

*Style:* Vernacular  
*# Stories:* 2  
*Material:* Clapboard  
*Windows:* Replacements  
*Window Type:* Wood, varied  
*Pane Type:* 1/1, fixed  
*Character Defining Features:*

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* Front Entry  
*# Dormers:* N/A  
*Dormer Type:* N/A

Frieze windows on north (3) and south (1); all other windows newer and are mixture of 1/1, casement, or fixed panes; front of house has a retaining wall of vertical planks and the porch/entry is integrated into this wall; front door flanked by pilasters supporting a simple entablature; at the rear and south of the building is a gable-front, two-car garage with paneled overhead door.

**History**

*First City Directory:* 1868  
*Original Use:* Residential  
*Current Use:* Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Occupation (First Dweller):* Woolen goods manufacturer, Tomlinson & Jaynes.

*Notes:* Simple vernacular dwelling housed a host of laborers, coopers, and teachers. Jaynes' factory on Mill (now Swift) Street, Tomlinson & Jaynes manufactured all kinds of woolen goods. Daniel Crawford, an African-American carpenter, lived her with his family from 1874-80.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1211 Traver**  
*Historic Name:*       **Horace Church House**

*Date:*   **ca. 1845**  
*Level:*   **Non-Contributing**



***Description***

*Style:*                Greek Revival  
*# Stories:*         2  
*Material:*         Vinyl  
*Windows:*         Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*        1/1  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     T-Shape  
*Porch Type:*     Entry  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

Upright and wing; large, two-story, gable-roof rear wing has a porch tucked under the second floor; gable ridgeline of wing can be seen over the ridgeline of the front section and has two, small, triangular windows set into it; the front door is set far left of the front façade and has a sidelight on one side; sliding frieze window on left front; over some of the first-story windows are vestiges of peaked window hoods.

***History***

*First City Directory:* 1868  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Unknown

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Although significantly altered, this house begins a set of four Greek Revivals, including the Armstrong House on the west side of Traver. This house served as home to a variety of laborers such as carpenters, coopers, teamsters, and cabinetmakers.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1219 Traver** *Date:* **1851**  
*Historic Name:* **Solomon Armstrong House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	2/2, 6/6	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Single-story gabled wing at rear; front porch has a low-pitched hip roof supported by square posts with brackets, resting on square piers with chamfered corners and matching wall pilasters; entry door on the right has sidelights; house retains its cornice returns, wide frieze boards; first-story sash = 2/2, second-story sash = 6/6.		

***History***

<i>First City Directory:</i>	1868	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Carpenter/builder.		

*Notes:* This house and that next door, 1223 Traver, form a remarkably intact example of an early Ann Arbor streetscape. Solomon Armstrong arrived in Ann Arbor with his father, Jacob, and his sons, Frank and John. He worked on the Lund House and the Kellogg Mill and probably many other homes in the neighborhood.



***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1223 Traver** *Date:* **ca. 1840s**  
*Historic Name:* **Jacob Armstrong House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	2/2, 6/6	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Narrow upright with flanking shed-roofed wings tucked under eaves (hen and chicks); front porch has low-pitched, hip roof supported by square Doric columns with brackets; first-floor sash = 2/2, second-floor sash = 6/6.		

***History***

<i>First City Directory:</i>	1868	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Carpenter/builder.		

*Notes:* Rare example of hen and chicks Greek Revival, which, with 1219 Traver, form a unique, intact set of mid-nineteenth-century homes. Built (or moved from farther on Traver) in the mid-1840s, this house was owned by Jacob Armstrong, father of Solomon. Armstrong was a carpenter from Ballston Spa, New York. He, his sons, and grandsons all worked as carpenters in Ann Arbor.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1229 Traver** *Date:* **1851**  
*Historic Name:* **Zebeda Beckley House** *Level:* **Contributing**



***Description***

*Style:* Greek Revival  
*# Stories:* 2  
*Material:* Brick/Stucco  
*Windows:* Original?  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 6/6  
*Character Defining Features:*

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* L-Shape  
*Porch Type:* Entry  
*# Dormers:* 3  
*Dormer Type:* Segmental

House has several additions; original front-gable brick house has cornice returns; segmental-roofed dormers open up the second floor, two on south and one on north; two-story, gabled wing on north, finished with stucco; shed-roof addition tucked into bend of ell, which has two windows and attached trellises between; gabled vestibule attached to right front of original upright and has aluminum (shed) awning over the door; south rear has a one-story, polygonal sun porch addition.

***History***

*First City Directory:* 1860  
*Original Use:* Residential  
*Current Use:* Residential  
*Occupation (First Dweller):* Unknown.

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* After Beckley's ownership house passed to shoemaker Thomas Speechly, who lived there until 1915. In 1922, Donal Haines, an assistant professor of Journalism (UM), bought the house and lived there until well after WWII. According to Alexis Lahti, he also put Ann Arbor's first in-ground pool in the backyard.



self-sufficient in some of their foodstuffs. Most of the outbuildings which supported urban agriculture of this sort have long since disappeared, but this house, with the chicken coop, the fenced and divided yard, the fruit trees and the outhouse, retain most of the components of just such a household.



***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1206 Broadway** *Date:* **ca. 1855**  
*Historic Name:* **Amariah Hammond House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Front Gabled
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos Siding	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacements?	<i>Porch Type:</i>	Full Front, closed
<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>	Upright front with hipped roof wing to left; stuccoed foundation; plank shutters on some windows; full-width enclosed front screen porch with hipped roof		

***History***

<i>First City Directory:</i>	1892	<i>Context(s):</i>	Settlement, Agriculture
<i>Historic Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Miller at Allmendinger & Schneider Co.		

*Notes:* This tiny example of a Greek Revival house may have been built by Lewis Rhodes, a blacksmith with Haviland and Rhodes, who resided on Broadway in Lower Town and is listed in the first City Directory in 1860. Later referred to as #44 Broadway, the home continued to house Mr. Rhodes until the 1880s. George Rhodes, a carpenter and builder with a shop on Wall St. lived nearby at 1309. It stands south of the lot where the Traver Mill stood from the 1840s to the 1890s. Myron Mills, a teamster, listed here in 1890-91, the first time the house appears in the City Directory.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1210 Broadway** *Date:* **1894**  
*Historic Name:* **Charles H. Cox House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Cross-Gabled
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos shingle	<i>Plan Shape:</i>	T-Shape
<i>Windows:</i>	Original	<i>Porch Type:</i>	Ell, closed
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1, 4/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	One-story gabled addition to the rear; ell-shaped wrap porch enclosed, windows added; double-hung ribbon windows (4/1) on south elevation.		

***History***

<i>First City Directory:</i>	1894	<i>Context(s):</i>	African-American
<i>Historic Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Laborer		

*Notes:* Charles Cox, first dweller, was an African-American laborer. House sits on the site of the former Traver Mill, in operation from 1840s to 1890s. Cox died in 1936, and his widow, Sarah, lived in house 15 years after, occasionally taking in boarders.

***Broadway Historic District  
Resource Documentation***

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*Address:*                   **1216 Broadway**  
*Historic Name:*       **Etta K. Patterson House**

*Date:*   **1956**  
*Level:*   **Non-Contributing**



***Description***

*Style:*               Ranch  
*# Stories:*        1  
*Material:*        Brick veneer  
*Windows:*        Original  
*Window Type:*   Aluminum?  
*Pane Type:*      1/1  
*Character Defining Features:*

*Roof Shape:*    Side Gabled  
*Roof Material:* Asphalt  
*Plan Shape:*    Rectangular  
*Porch Type:*    N/A  
*# Dormers:*     N/A  
*Dormer Type:*  N/A

Typical ranch dwelling; entry stoop added at south elevation; large Chicago-style window dominates front façade; steeply sloped roof.

***History***

*First City Directory:* 1956  
*Historic Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Aide, University Hospital  
*Notes:* Mrs. Patterson ran a nursing home here.

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1222 Broadway**  
*Historic Name:*       **Etta K. Patterson**

*Date:*   **c. 1922**  
*Level:*   **Non-Contributing (moved, 1961)**



***Description***

*Style:*                   Colonial Revival  
*# Stories:*           2  
*Material:*           Brick veneer  
*Windows:*           Original  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*        3/1  
*Character Defining Features:*

*Roof Shape:*   Side Gabled  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   Entry Stoop  
*# Dormers:*     N/A  
*Dormer Type:*  N/A

Symmetrical wood-frame house on a stuccoed foundation; side-gabled roof has cornice returns with central chimney; some ribbon windows; centered front entry has single small light and gently sweeping cap topping it.

***History***

*First City Directory:* 1961  
*Historic Use:*           Residential  
*Current Use:*           Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:*   Unknown

*Occupation (First Dweller):* Aide, University Hospital

*Notes:* There are two conflicting dates exist for date of construction, 1922 and 1929; this is further complicated by the fact that this address does not appear in any city directories until 1961. A telltale feature – the center chimney – hints that it could be a mid-to-early 19<sup>th</sup> century house that was moved and then covered with brick veneer (or covered with brick veneer in 1929 and moved in 1961). Anecdotal history of the house claims it was moved from the Kroger site down the hill, further evidence of its possible antiquity. It too housed African-Americans. Mrs. Patterson moved from 1216 into this house and operated her nursing home from here.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1230 Broadway**  
*Historic Name:*       **Mason H. Wallis House**

*Date:*   **1924-25**  
*Level:*   **Contributing**



***Description***

*Style:*                   Dutch Colonial Revival  
*# Stories:*            2  
*Material:*            Brick (1<sup>st</sup>) Asbestos Tile (2<sup>nd</sup>)  
*Windows:*            Replacement (2001)  
*Window Type:*       Vinyl, Double-Hung  
*Pane Type:*          1/1

*Roof Shape:*        Side Gambrel  
*Roof Material:*     Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*        Entry, hipped roof  
*# Dormers:*         2  
*Dormer Type:*      Shed

*Character Defining Features:*

Symmetrical façade with parallel orientation; stuccoed foundation; entrance on right side (south elevation) with low-pitched hipped roof set into center of another gambrel; square, fluted columns on entry porch.

***History***

*First City Directory:* 1924  
*Historic Use:*           Residential  
*Current Use:*           Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Occupation (First Dweller):* Postal carrier

*Notes:* Wallis and wife, Mildred, lived here for six years. According to the previous owner and housing inspector, the house has been modified from its original form over the years. There is a three-season back porch addition (1960's) and the second stairway landing was enlarged by about a foot (overlooking the back yard). The previous owner also installed a window along the stairway. There is an old garage foundation at the end of the driveway. 2007 Photograph.

***Broadway Historic District  
Resource Documentation***

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*Address:*                   **1300 Broadway**  
*Historic Name:*

*Date:*   **2006**  
*Level:*   **Non-Contributing**



***Description***

<i>Style:</i>		<i>Roof Shape:</i>	Side Gabled
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Vinyl	<i>Plan Shape:</i>	L
<i>Windows:</i>	Original	<i>Porch Type:</i>	Entry Stoop
<i>Window Type:</i>	Vinyl	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Two story new L-shaped multi-family residential unit with parking lot in back.		

***History***

<i>First City Directory:</i>		<i>Context(s):</i>	
<i>Historic Use:</i>		<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>			
<i>Notes:</i>	New construction replacing the Traver House which stood on this site until 2006. 2007 Photograph.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1305 Broadway**  
*Historic Name:*       **Henry Welch House**

*Date:*    **ca. 1855**  
*Level:*   **Contributing**



***Description***

*Style:*                Craftsman  
*# Stories:*         2  
*Material:*         Shingles (asbestos)  
*Windows:*         Original?  
*Window Type:*    Wood, Double-hung  
*Pane Type:*        1/1

*Roof Shape:*       Side Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*       Rectangular  
*Porch Type:*       Wrap Around  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

*Character Defining Features:*

Began as long I house; two large additions to rear, both 1-1/2 stories in height; Half-round copper gutters at eaves and copper downspouts; two sets of triple windows on Broadway façade; ell-shaped front porch wraps around to south elevation; brick balustrade supports battered square Doric columns.

***History***

*First City Directory:* 1867-68  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):*   Unknown

*Context(s):*    Architecture:Craftsman  
*Architect:*     Unknown  
*Builder:*       Unknown

*Notes:* Lots 44 and 45 were sold by Absalom Traver to Elisha Dorrance in 1837 for \$2,000. In the late 1830s this property changed hands often, mostly within the pioneer community such as Elnathan Botsford and Henry Welch which leads to the conclusion that much speculation was occurring which probably involved the water rights of Traver Creek which ran through the rear of this property. Welch sold to Fitzsimmons in 1855, who in 1858 sold it to Amanda Traver, the wife of Absalom. Several Travers are listed as living in Lower Town on Broadway in the 1860 City Directory. One is Absalom Jr., a miller; another is E.G. Traver, a house mover. First resident listed in 1867-68 is Isaac Penoyer, a saw filer and shop foot working on Detroit Street. John Frey lived here from 1874 to 1884 when he then sold the Northern Brewery to Herman Hardinghaus. 2007 Photographs.



**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1308 Broadway**  
*Historic Name:*       **(N/A)**

*Date:*   **ca. 1845**  
*Level:*   **Contributing**



**Description**

*Style:*                    Greek Revival  
*# Stories:*            1.5  
*Material:*             Shingle (asbestos)  
*Windows:*             Replacement  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*          1/1  
*Character Defining Features:*

*Roof Shape:*    Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*    Rectangular  
*Porch Type:*    Full Front  
*# Dormers:*     N/A  
*Dormer Type:*  N/A

Stucco foundation; cat-slide roof; full-width side porch supported by square Doric columns, sitting on ashlar concrete block balustrade; house set far back from Broadway.

**History**

*First City Directory:*  1924  
*Original Use:*           Agricultural  
*Current Use:*            Residential  
*Occupation (First Dweller):* N/A

*Context(s):* Settlement  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Originally the barn for the property at 1312 Broadway (which was built in 1837 by Elnathan Botsford and sold to Stephen K. Jones in 1838). Building appears on 1854 and 1870 plat map. On 1915 plat map, it is owned by E. Weaver, though no Weaver is listed in City Directory. Bert Miller listed here beginning in 1927; building served as animal hospital and boarding kennel for almost half a century beginning in 1934. Phyllis Miller lived here ran the Broadway Kennels from this home. In 1994, Miller who was then 80 and just managing to survive on the dog boarding and social security, received a “Christmas in July” present from a volunteer group which installed a new bathroom and water heater, new wiring, did lawn work and tore down the dilapidated garage. An article in the *Ann Arbor News* (May 1, 1994) noted that Miller had lived alone in the house since her husband died 40 years before.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1309 Broadway**  
*Historic Name:*       **Rhodes/Dorow House**

*Date:*    **ca. 1850**  
*Level:*   **Non-Contributing (2<sup>nd</sup> floor addn)**



***Description***

*Style:*            Greek Revival  
*# Stories:*       2  
*Material:*       Asbestos siding  
*Windows:*       Original/Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*     2/2,1/1

*Roof Shape:*     Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     Full Front  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

*Character Defining Features:*   Wood frame house sheathed in asbestos shingles/wooden clapboards; fieldstone foundation; turned porch posts and Stick style balustrade.

***History***

*First City Directory:*   1868  
*Original Use:*           Residential  
*Current Use:*            Residential

*Context:* German-American  
*Architect:* Unknown  
*Builder:*    Unknown

*Occupation (First Dweller):* Alderman

*Notes:* This property was sold together with that of 1305 Broadway by Absalom Traver to Elisha Dorrance in 1837 for \$2,000. The lots changed hands often as land speculation took over both before and after the Panic of 1837. By 1839 the same two lots sold for \$1,000 and by the end of that year for only \$300. By 1848 4 lots sold for \$1,000 but again in 1852 their price was reduced to \$500. It's hard to know if there were houses on the sites at this time but the first names associated with the property in the city directors purchased lot 44 in 1856. George Rhodes was a carpenter and builder with a shop on Wall Street. He also served as alderman from 1862-1873 (the house numbers changed from #57 to #61 to #63 before getting its current address). After 1908, grocer August Dorow lived in the house until 1945. Although the house retains a Greek Revival entablature, it was altered in 1994 when the original 1 ½ story building was converted to 2 stories by the addition of a half floor. A rear addition was constructed as well. The 2 over 2 windows in the front are original with original glass.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1312 Broadway**                   *Date:*   **ca. 1850**  
*Historic Name:*       **Stephen K. Jones House**           *Level:*   **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1, fixed frieze	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Symmetrical design; cornice returns; brick foundation; frieze window above porch; hipped-roof porch supported by square columns on sided balustrade – screens from rails to eaves.		

***History***

<i>First City Directory:</i>	1868	<i>Context:</i>	Settlement
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Cooper		

*Notes:* Absalom Traver sold lots 54 and 55 to Elnathan Botsford in 1837 for \$300. In 1838, Stephen K. Jones purchased the two lots for \$1300, which suggests a house was built by then. However, in 1843 Botsford was sold back the property for no money, and two years later in 1845 it was purchased by James Jones from Botsford for \$650. In 1852 the exchange the two lots again for \$355 and six months later the lots are sold to Eliza Jones for \$344. These multiple transactions make it difficult to determine the exact date of construction. The Jones family were coopers with a shop at 43 Broadway in 1868. The Jones family was related to that of the Benham sisters, who married and lived on Broadway. One was Nancy Benham Jones Pennoyer, who lived with her second husband Isaac Pennoyer further down Broadway. A historic photograph shows Frank Jones, Henry Jones, and Isaac Pennoyer. She died on July 12, 1886 and is buried at Fairview Cemetery, as is Isaac. Nancy's sister Eliza married James Jones in 1828, she resided for many years on Broadway and had 8 children, one of whom married Geo. Millen, who resided here in the 1890s. There is some anecdotal information that an attachment to this house was moved to 1314 Broadway around 1926. These were later occupied by the Sibert brothers. Donald Sibert of 1312 died in 1986. Harold lived at 1300 and died around 2000. This information was relayed by John Laden who heard it from Julia Jickling, who got it from Siber. Jickling saw a photo of the house being moved. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*               **1314 Broadway**  
*Historic Name:*       **James Allen House**

*Date:*   **1925**  
*Level:*   **Contributing**



***Description***

*Style:*                Vernacular  
*# Stories:*           2  
*Material:*           Clapboard, Shingle  
*Windows:*           Original?  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*         4/4, 1.1

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*       Full Front  
*# Dormers:*         N/A  
*Dormer Type:*      N/A

*Character Defining Features:*

Wood frame house; windows have narrow mullions, wide muntins; gabled roof porch has square, battered Doric columns on a sided balustrade with sided bolsters flanking wooden steps; porch has exposed rafters, although eaves are boxed on the house; storm/screen windows installed on porch between rail and frieze board.

***History***

*First City Directory:*   1925  
*Original Use:*           Residential  
*Current Use:*            Residential  
*Occupation (First Dweller):* Unknown

*Context:*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* According to anecdotal evidence relating to 1312 Broadway, this building was detached from 1312 and moved to this location in 1926. At that point it may have been a one-story wing of 1312 and given a second story after being moved in the 1920s. House underwent a substantial yet sensitive addition to the north in the summer of 2003. 2007 Photographs.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1317 Broadway**  
*Historic Name:*       **John Taylor House**

*Date:*   **ca. 1855**  
*Level:*   **Contributing**



**2007 photo**



***Description***

*Style:*                    Vernacular  
*# Stories:*            1.5  
*Material:*             Asphalt brick  
*Windows:*            Replacement?  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*          1/1  
*Character Defining Features:*

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*        Full Front  
*# Dormers:*         N/A  
*Dormer Type:*      N/A

Wood frame house on cut stone block foundation; shall bay on south elevation has one large double-hung 1/1 window under small shed roof; front porch has shed roof with triangular eave supports with pointed shingles set into fascia; front porch has been extensively modified – porch supports are 4x4 over a concrete pad.

***History***

*First City Directory:* 1868  
*Original Use:*           Residential  
*Current Use:*            Residential

*Context(s):* Architecture: Greek Revival, German-American  
*Architect:*            Unknown  
*Builder:*               Unknown

*Occupation (First Dweller):* House mover.

*Notes:* Taylor first worked in a paper mill, and then turned to house moving. House has a one-story, two-car garage at rear; garage has shiplap siding. George Kraut (tinsmith) resident at one time. One 2007 photograph.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1324 Broadway**  
*Historic Name:*       **Zerah Pulcifer/  
Samuel Doty House**

*Date:*   **1834**  
*Level:*   **Contributing**



***Description***

*Style:*            Greek Revival (vernacular)  
*# Stories:*       2  
*Material:*       Asbestos shingles  
*Windows:*       Replacement?  
*Window Type:*  Wood, Double-Hung  
*Pane Type:*     2/2, 4/4  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     N/A  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

Typical symmetrical I-house form; unexposed foundation; single-story gable-roofed wing at rear; windows in main house 2/2, 4/4 in wing; Tuscan pillars flank centered front door; simple entablature over door; cornice returns.

***History***

*First City Directory:*  1868  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):*  Builder.

*Context(s):* Settlement, Greek Revival, African-American  
*Architect:* Unknown  
*Builder:*    Zerah Pulcifer,  
               Solomon Doty

*Notes:* Much has been written about this house as it survives as an example of a New England style center entry colonial, as well as being the home of the ancestors of later prominent Ann Arbor citizens. Milo Ryan, the great grandson of Zerah Pulcifer, claimed in his book "View of A Universe" that his Great great grandfather Samuel Doty built the house in 1834 with the aid of his future son-in-law Zerah. However, deed research indicates that Zerah purchased the property directly from Absalom Traver in 1837. Zerah and Caroline lived in the house for 55 years, after clearing the land, using the oaks, pines, and maples to build their home. The Dotys left shortly thereafter for Manchester. Samuel was a descendant of Edward Doty who came to America on the Mayflower. Later Dotys fought in the

American Revolution. Being from Connecticut its not surprising they built this style of house. Originally the property contained what is now Island Park. When a spiritualism wave hit the county in the 1850s and 1860s, there were often meetings on the island and communing with the dead a reality. In 1897, the property was sold out of the Pulcipher family but descendants of it returned to be photographed next to the house. In the ad placed in 1897 it was noted that it was known as the Zerah Pulcipher place and that it had a barn, a good well and grape vines. A 1977 item by Helen Brown Haller of Ann Arbor related the story of the Dotys and Pulciphers in Ann Arbor and Washtenaw County. According to her manuscript (Bentley), Pulcipher was a cabinet maker who also had a match factory on lower Broadway. Today covered with asbestos siding and looking quite dilapidated, it still resonates with those who recognize its true New England form and lines. In "View of A Universe" Ryan describes the house this way, "...it was a simple kind of farmhouse, Puritan plain: two stories; window above and below on each side; three front windows up, two front windows and a door downstairs opening directly on to the front yard. No porch, just a wooden landing; gabled to the sides with little or no overhang on the front or back; a cellar; fieldstone foundation. Little in the way of decoration. Later a one-story gabled addition was to go on the back. Simple as it was, it set comfortably and with some charm into its site, mounded above the roadway on a nice green sward, well back from the street. All around it were the woods of oak and elm, with an occasional maple to heighten the tone of autumn color. The land stretched in a strip all the way eastward to the point where the Huron River ran a north-south course on the eastern edge of town." FD Green African-American resident at one time. 2007 Photograph.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1327 Broadway**                   *Date:*   **ca. 1850**  
*Historic Name:*       **Taylor/Rehberg House**           *Level:*   **Contributing**



**Description**

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Stoop; Side
<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 upright and wing; stucco foundation; cornice returns on upright section; operable shutters flank many windows; frieze windows; four-light transom at front door, protected by low, hipped entry roof supported by Tuscan columns; wing porch has shed roof and Tuscan columns as well.		

**History**

<i>First City Directory:</i>	1868	<i>Context(s):</i>	Settlement, Greek Revival, Brewery, German-American
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Engineer, paper mill		

*Notes:* John Taylor purchased this property from Erastus Lesure and wife (lot 40) in 1850 and from David Lesure (lot 41) in 1852 for \$100. He was a house mover after working as an engineer at a paper mill owned by another J. Taylor on the Huron River for 18 years. By 1872, he was living in the Upper Village and the house belonged to C. Cummings, the properties of the Traver Flouring Mills. By 1878, Christian Frey, John Steinmann and John Frey, all associated with the Northern Brewery lived here. It later became the home of Ernest Rehberg, owner of the Northern Brewery on Jones Street. He lived here from 1888 – 1932 and served as alderman of the ward and later as president of the Board of Public Works. In the 1930s the house was singled out by Prof. Emil Lorch of the UM School of Architecture for its numerous Greek Revival features, including 2 vertical panel doors, anthemion patten grilles in a frieze similar to that of Kempf House, and flush siding under the porch. It was described as a 1 ½ story house with a low wing on the west. The grilles were photographed and those photos should be on file at the UM Bentley library. Today it is the home of artist Laura Strowe, whose etchings wonderfully capture the landscapes and charms of this old neighborhood. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1328 Broadway**  
*Historic Name:*       **Ellen Wilt House**

*Date:*   **ca. 1927, 1989 remodel**  
*Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	Modern	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Vinyl siding	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	
<i>Window Type:</i>	Vinyl, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Attached garage dominates street view.		

***History***

*First City Directory:*

*Original Use:*           Residential

*Architect:*   Unknown

*Current Use:*           Residential

*Builder:*       Unknown

*Occupation (First Dweller):*   Unknown

*Notes:* This address first appears in 1927 for Stafford, a repairman at Ann Arbor Tire. Later it was the home of various workers. In 1989, it was remodeled by owner Armando Ghittala and since 1993 it has been the home of artist and professor emeritus of Art at Eastern Michigan University, Ellen Witt. In 1996 her home was on the Women's City Club Tour and the write up indicated that the home was built on the site of a barn which was part of a farm that extended down the hill to the Huron River. The home is filled with art by both her and her husband Richard and also contains her studio. Set far back from the street, viewers see her garden of ornamental grasses in front. The deep lot offered the owners the chance to step down the house on the steep descent to the Huron River and use this create studio spaces. 2007 Photograph.



**Broadway Historic District**  
**Resource Documentation**

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*Address:*               **1400 Broadway**  
*Historic Name:*       **Emil Weddige House**

*Date:*   **1945**  
*Level:*   **Non-Contributing**



(\*only garage is visible from street\*)

**Description**

*Style:*           Cottage  
*# Stories:*     1.5  
*Material:*     Stucco; Aluminum  
*Windows:*     Replacement  
*Window Type:* Aluminum, Double-Hung  
*Pane Type:*    1/1  
*Character Defining Features:*

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   N/A  
*# Dormers:*    N/A  
*Dormer Type:* N/A

Original, small gable-front portion of house has stucco cladding; two additions added to rear and extend north, both covered in aluminum.

**History**

*First City Directory:* 1945

*Original Use:*       Residential

*Architect:*       Unknown

*Current Use:*       Residential

*Builder:*          Unknown

*Occupation (First Dweller):* Lithographer

*Notes:* Since this small, unprepossessing home is reputed to have been a carriage house, it is difficult to give a precise date of construction. It has, however, been lovingly cared for and expanded by librarian Robert Carter, who has lived here since 1961 and whose gardens are the stuff of legend. An *Ann Arbor News* article in 1991 described the garden in great detail, including the exotic wisteria which blooms only once every eight years. Over the years Carter has terraced his yard which extends 210 feet down to the Huron River, but is only 30 feet wide. Something is always blooming and it's always shared with the neighborhood. Carter also noted that the home before him served as a studio for renowned artist and UM Professor of Art Emil Weddige. 2007 Photograph.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1404 Broadway**  
*Historic Name:*       **J. F. Alber House**

*Date:*    **ca. 1855**  
*Level:*   **Contributing**



**Description**

*Style:*                    Greek Revival  
*# Stories:*             1.5  
*Material:*             Aluminum siding  
*Windows:*             Replacement  
*Window Type:*        Vinyl?, Double-Hung  
*Pane Type:*            1/1; awning; fixed  
*Character Defining Features:*

*Roof Shape:*         Front Gable  
*Roof Material:*     Asphalt  
*Plan Shape:*         L-Shape  
*Porch Type:*         Enclosed; entry  
*# Dormers:*          N/A  
*Dormer Type:*        N/A

Stone foundation; upright and wing; flat-roofed single-story addition at right, likely ell porch covered over with flat roof and enclosed for extra living space; original wing (to south) has bay window with hipped roof; square spindled rail and square posts on entry porch.

**History**

*First City Directory:* 1894  
*Original Use:*           Residential  
*Current Use:*            Residential  
*Occupation (First Dweller):* Blacksmith

*Context(s):*  
*Architect:*            Unknown  
*Builder:*               Unknown

*Notes:* This L-shaped Greek Revival 1 ½ story house was built on a stone foundation and could date as far back as 1838, the year Absalom Traver sold this property to Orson Giles for \$300. It sold a year later to Chester Ingalls for \$500 but then changed hands often in the late 1840s and eventually was sold to Peter Bush in 1854 for \$300. Bush was a cooper who worked for James Jones, a major builder and property owner in Lower Town. Bush and his wife Sarah lived here from 1856- c. 1890. A lively description of this house appears in the autobiography of William Andrew Spalding written in 1927 and now at the Huntington Library. He refers to them as “Uncle Peter and Aunt Sarah” and describes their house as such: “[going up Broadway] ... with comfortable homes along the road and large front yards and trees and a long path...and there, at last, was Uncle Peter’s. There was a long yellow picket fence in front and the outbuildings in the year were all the same shade of yellow and the straggling flowers in the garden were also yellow...” By the 1890s the house was occupied by a Mr. Lewis, but changed residents very often. By the 20<sup>th</sup> century it had two occupants for 20 years each, George Smith and Frank Battles, a landscape gardener. Today its Greek Revival lines have been hidden by additions but the basic form is still recognizable. 2007 Photograph.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1407 Broadway**  
*Historic Name:*       **Erastus Leseur House**

*Date:*   **ca. 1840**  
*Level:*   **Contributing**



**Description**

*Style:*               Greek Revival  
*# Stories:*       1.5  
*Material:*       Clapboard  
*Windows:*       Original?  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*     2/2  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     Ell  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

Three bays; unexposed foundation; two gable-roofed additions to rear and one tucked into southwest corner of ell; sun porch added to left end of original house; wide frieze board under eaves and in gables; two double-line frieze windows; ell porch covers front façade and north elevation and has a low, hipped roof supported by square posts resting on concrete piers/pad; front door flanked by fluted pilasters leading to cross-hatched corner blocks and topped by matching fluted entablature.

**History**

*First City Directory:* 1860  
*Original Use:*       Residential  
*Current Use:*       Residential  
*Occupation (First Dweller):* Fence builder

*Context(s):* Settlement  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Leseur (sometimes spelled Lesure) purchased lot 38 from Absalom Traver in 1841 for \$200. He purchased Lot 39 in 1849 from John Taylor for \$1. Leseur was a teamster, a policeman, the City Marshal, and worked for the stage coach lines in the 1860s and 1870s (after he sold this house). By 1855, he had sold the house (on both lots) for \$450 to Elizabeth Harrison who turned around and sold it a few months later for \$500 to JP and C. Howard. In 1860 the Howards sold it to Hiram Balcom for \$700. Balcom was a fence builder and lived here until about 1872. The Morony family occupied the house in the late 1800s. By 1910 the house was occupied by Rembert Jones of the Michigan Insulation Company, he lived there until 1940. When it sold in 1997 for not much money the *Ann Arbor Observer* noted “the house seems to cry for the kind of attention that other Broadway restorations have received.” It has recently undergone some repair.

The house, though somewhat dilapidated, retains many of its earliest Greek Revival and Classical Revival features with eyebrow windows on the second floor and its simple gable front with wide overhang and wide frieze board. The larger windows at ground level were probably added in the 1860s and their original galls gives them a special and unusual character.



***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1410 Broadway** *Date:* **1915**  
*Historic Name:* **Charles F. & Ida Miller House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Dutch Colonial Revival	<i>Roof Shape:</i>	Front Gambrel
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Vinyl siding	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original?	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	1
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	Hipped
<i>Character Defining Features:</i>	Stucco foundation; porch has hipped roof supported by Doric columns with a square spindle rail.		

***History***

<i>First City Directory:</i>	1915	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown

*Occupation (First Dweller):* Charles was a woodworker with the Ann Arbor Machine Company.  
*Notes:* Woodworker Charles S. Miller built this classic Dutch Colonial home in 1915. The property was carved out of the land belonging to the farm to the west at 1404 Broadway that had belonged to the Bush family for many years in the 19<sup>th</sup> century. Miller lived here until the mid-1920s and Noel Smock resided here from 1930-1940.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1411 Broadway**                   *Date:*   **1902**  
*Historic Name:*       **Anthony & Freda Hahn House**   *Level:*   **Contributing**



***Description***

*Style:*                    Queen Anne Cottage  
*# Stories:*            1.5  
*Material:*             Asbestos siding  
*Windows:*             Original?  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*          1/1  
*Character Defining Features:*

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        L-Shape  
*Porch Type:*       Entry  
*# Dormers:*         1  
*Dormer Type:*      Shed

Cut stone block foundation; shed roof on porch tucked into ell and is supported by slim Tuscan columns; single-story rear wing; original trim probably removed when asbestos siding was installed.

***History***

*First City Directory:*   1902  
*Original Use:*            Residential  
*Current Use:*             Residential

*Context(s):*  
*Architect:*            Unknown  
*Builder:*               Unknown

*Occupation (First Dweller):* The site for this house was originally part of the larger lot on which 1407 stands today and which housed the Morony family at the turn of the century. It joins the other small houses on the street as being a prime example of a worker's cottage. It is possible that Mr. Morony (Maroney) built the house for his mother. It is listed as vacant in the 1902 directory, and in 1903 it is occupied by the Hahns. 2007 Photographs.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1417-19 Broadway**  
*Historic Name:*       **William Fisher House**

*Date:*   **ca. 1850**  
*Level:*   **Non-Contributing (addn)**



**Description**

*Style:*            Greek Revival  
*# Stories:*       1.5  
*Material:*       Stucco  
*Windows:*       Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*     1/1, 2/2  
*Character Defining Features:*

*Roof Shape:*     Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     Full Front  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

Stucco foundation; single-story shed-roof wing added to north elevation; front porch has flat, Queen Anne columns and frieze board with cut work; rails are solid and stuccoed; small porch fronting wing is a miniature version of front porch, minus the cut work. Large two story addition off rear elevation in 2007.

**History**

*First City Directory:* 1894  
*Original Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Agent

*Context(s):* Settlement  
*Architect:* Unknown  
*Builder:*        Unknown

*Notes:* This Greek Revival cottage with Queen Anne modifications from the late 19<sup>th</sup> century was probably built between 1856-59. The lots were first sold by Absalom Traver in 1856 and by 1860 the lots changed hands several times and had gained a great deal of value, possibly indicating a house was built. However, it is difficult to determine exactly who built it. By 1868 the house was occupied by the Fisher family. William was a printer at Dr. Chase's on North Main Street, while David boarded and William H. practiced carpentry. In the 1930s the house was occupied by members of the Lowery family who still owned it into the 1990s. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1418 Broadway**                   *Date:*   **1853**  
*Historic Name:*       **Mary Ann Tuttle House**           *Level:*   **Contributing**



***Description***

*Style:*                    Greek Revival  
*# Stories:*            1.5  
*Material:*             Clapboard  
*Windows:*            Original?  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*         6/6

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*       Front Entry  
*# Dormers:*         N/A  
*Dormer Type:*      N/A

*Character Defining Features:*

Stucco foundation; gable returns, wide frieze boards and frieze windows; small entry porch has shallow hipped roof supported on square posts and protects a door flanked by sidelights; small, one-story, hipped-roof addition at rear; house set back far on lot.

***History***

*First City Directory:* 1868  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):*          Settlement, Greek Revival  
*Architect:*          Unknown  
*Builder:*             Unknown

*Occupation (First Dweller):* Blacksmith (J. F. Alber)

*Notes:* Mary Ann and Apollos A. Tuttle bought the land from Absalom Traver (Mary Ann was Traver's daughter) in 1852 for \$75 and sold it (and most likely the house) three years later to Patrick Murray for \$400. Murray sold it to Frederick Alber for \$500 in 1859 and he and his family lived here until 1901. Alber was a blacksmith and an 1875 photograph of his shop (demolished in 1928), can be found at the UM Bentley library. Alber worked for Haviland and Rhodes until 1878, then with his son as Alber and Son. The Staebler's rented the house for the next 13 years, the Claramon and Bertha Pray moved in with their adopted daughter, Ninona. When Ninona married in 1924, they divided the lot and built the house at 1422 for the newlyweds. This home, as an example of an early-unremodeled Greek Revival cottage, was placed on the Individual Historic District list in 1994. In 2001, this district was declared invalid by the appeals court of Michigan. The current owners, Sabra Briere and David Cahill received a preservation award in 1997 for their maintenance of the historic character of the house. The garden that fronts this deeply setback house adds to the charm of Broadway, as does the steeply wooded slope in back, which extends to the Huron River flood plain. 2007 Photographs.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1422-24 Broadway**                   *Date:*   **1924**  
*Historic Name:*       **George & Ninona Eberle House**   *Level:*   **Contributing**



***Description***

<i>Style:</i>	Dutch Colonial	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	2
<i>Pane Type:</i>	1/1; 2/2	<i>Dormer Type:</i>	Shed
<i>Character Defining Features:</i>	Wide clapboard; shed dormers extend full width of roof at both front and rear; front porch has shed roof, supported by battered square columns on a clapboard balustrade; steeply sloping lot.		

***History***

<i>First City Directory:</i>	1924	<i>Context(s):</i>	Colonial Revival, German-American
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown

*Occupation (First Dweller):* Repairman, Detroit Edison Company

*Notes:* Built for the couple when newly wed, by Ninona's parents, Claramon and Bertha Pray. Ninona G. Eberle Schoot died at the age of 88 in 1990 and her obituary indicates that her mother was an Alber, probably associated with 1418 Broadway. Ninona was married twice and was an active member of the Zion Lutheran Church, the Northside PTA and a Cub Scout Den mother. She worked in the kitchens of the University of Michigan and the Elks Club, as well as Hoover Ball Bearing. Her first husband, George Eberle, was an electrician who worked for Detroit Edison. Thus, a typical German, working-class couple lived here for almost 70 years. It remains today a fine example of this kind of housing. 2007 Photograph.



**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1423 Broadway**  
*Historic Name:*       **William J. Kapp House**

*Date:*   **1906**  
*Level:* **Contributing**



**Description**

*Style:*                   Queen Anne  
*# Stories:*           2.5  
*Material:*           Clapboard  
*Windows:*           Original?  
*Window Type:* Wood, Double-Hung  
*Pane Type:*       1/1

*Roof Shape:*       Cross Gable  
*Roof Material:* Asphalt  
*Plan Shape:*       Irregular  
*Porch Type:*       Full Front  
*# Dormers:*       N/A  
*Dormer Type:*     N/A

*Character Defining Features:*

Asymmetrical façade elements; stone foundation; gabled extensions to left rear and right front; hipped-roof, three-window bay at right front; keyhole on front façade, also one facing south (though filled in); ell front porch has Tuscan columns resting on concrete block foundation with modern metal rails; dentils at porch eave, bay window and over second-story windows.

**History**

*First City Directory:* 1906  
*Original Use:*       Residential  
*Current Use:*       Residential  
*Occupation (First Dweller):* Bartender

*Context(s):* Queen Anne  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* Noted for its ‘keyhole’ window on the front porch, this example of an early 20<sup>th</sup> century Queen Anne/Colonial Revival house was built by saloon keeper William Kapp in 1906. Renderings of the house have appeared on the cover of the *Ann Arbor Observer* (February 1983, Nancy Davison, artist), illustrating its setting amidst old trees and its proportions and lack of remodeling. Descendants of Kapp, L. Herbert and his wife Gladys, lived here until 1983 and they died in 1984 and 1986 respectively. Herb was a retired sergeant of the Ann Arbor Police Department where he served for 40 years. He was more “famous” for directing football traffic at Stadium and Main, noted a write-up in the *Ann Arbor News*. Mrs. Kapp worked at Ulrich’s Bookstore and Chelsea Flower Shop. They belonged to the Lutheran Church of Northfield, keeping up the tradition begun by ancestor Dr. John Kapp who was born in Northfield in 1841, graduated from UM in 1868, and in 1880 he was elected Mayor of Ann Arbor. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1426 Broadway**  
*Historic Name:*       **Charles F. Pretzer House**

*Date:*   **1930**  
*Level:* **Contributing**



***Description***

*Style:*                   Vernacular  
*# Stories:*            2  
*Material:*            Clapboard, Asbestos  
*Windows:*            Original?  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*          1/1

*Roof Shape:*         Front Gable  
*Roof Material:*     Asphalt  
*Plan Shape:*         Rectangular  
*Porch Type:*         Enclosed  
*# Dormers:*          N/A  
*Dormer Type:*       N/A

*Character Defining Features:*

House retains clapboard on front façade and right side, but asbestos siding has been applied to right side and rear; open porch recently restored; steeply sloping lot.

***History***

*First City Directory:* 1930  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:*            Unknown

*Occupation (First Dweller):* Aide, University Hospital

*Notes:* Although this house is similar to the house at 1314 Broadway, the similarity is derived from the time period features and the porches and not actual age. Charles, a worker at the University Hospital, lived here with wife Nora and she continued here after his death into the 1940s. It is a simple, vernacular house reflecting the occupations of the inhabitants. 2007 Photographs.

***Broadway Historic District  
Resource Documentation***

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*Address:* **1427 Broadway**  
*Historic Name:* **James L. Hosack House**

*Date:* **1895**  
*Level:* **Non-Contributing (addn)**



***Description***

*Style:* Queen Anne  
*# Stories:* 2  
*Material:* Clapboard  
*Windows:* Original?  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 1/1  
*Character Defining Features:*

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* L-Shape  
*Porch Type:* Ell Entry  
*# Dormers:* N/A  
*Dormer Type:* N/A

Cut stone block foundation; exterior retains original clapboard/trim; small entry porch tucks in ell, protected by shed roof with single window cutaway bay on left side of door; shallow bay window projects from front of first floor with single, large double-hung window and small hipped roof; split half-circle trim work in front gable; original house nearly doubled in volume with large addition to the rear.

***History***

*First City Directory:* 1895  
*Original Use:* Residential  
*Current Use:* Residential  
*Occupation (First Dweller):* Patternmaker

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* A series of workers and their families lived here, including a cabinet maker, molder, and autoworker/mechanic. House has been altered and a massive addition (larger than the original house) has been tacked onto it near the rear.



**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1430-32 Broadway**  
*Historic Name:* **Ingemar Ekstrom (1430)**  
**Garry Sinawski (1432)**

*Date:* **1971**  
*Level:* **Non-Contributing**



**Description**

<i>Style:</i>	Modern	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Wood (vertical)	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Vinyl?, Double-hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Modern duplex building with very low-pitched, side-gabled roof.		

**History**

<i>First City Directory:</i>	1971	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown		
<i>Notes:</i>			



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1435 Broadway**  
*Historic Name:*       **Frank Walworth House**

*Date:*   **1932**  
*Level:* **Contributing**



***Description***

*Style:*                    Colonial Revival Bungalow  
*# Stories:*            1.5  
*Material:*             Clapboard  
*Windows:*            Original  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*          4/1

*Roof Shape:*        Side Gambrel  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*        Front Entry  
*# Dormers:*         N/A  
*Dormer Type:*      N/A

*Character Defining Features:*

Montgomery Ward kit house with symmetrical elements; clipped side-gable roof; cut stone block foundation; ribbon windows; pairs of windows flank centered front entry porch; gable-front porch roof has dentil molding and projecting elliptical arch supported by separate entablatures resting on pairs of slender Doric columns; centered side entry on south elevation which has gabled roof over segmental arch, supported by Doric columns.

***History***

*First City Directory:* 1932  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):* Kit House  
*Architect:* (Montgomery Ward)  
*Builder:* Frank Walworth

*Occupation (First Dweller):* Carpenter, University of Michigan

*Notes:* There are names associated with this address as far back as 1898 including that of Bailey and Kopp. This fact, along with the cut stone foundation, suggests that it may have been remodeled in 1932 by Walworth into the Montgomery Ward kit Colonial Revival Bungalow it is today. The property was originally associated with Jay Taylor who owned much land along Broadway and lived at 1520 Broadway. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1440 Broadway**  
*Historic Name:*       **Amos Spokes House**

*Date:*   **ca. 1850**  
*Level:*   **Contributing**



***Description***

*Style:*            Greek Revival  
*# Stories:*       2  
*Material:*       Clapboard  
*Windows:*       Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*     2/2; 2/1  
*Character Defining Features:*

*Roof Shape:*    Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*    T-Shape  
*Porch Type:*    Front (on wing)  
*# Dormers:*     N/A  
*Dormer Type:*  N/A

Large upright and wing; one-story wing has full-width porch; stucco and brick foundation; three-window bay with hipped roof sits at the right of wing; porch has shed roof supported by square posts; balustrade is modern deck-style with diagonal cut external square spindles; two-story, gable-front outbuilding to the rear and left; outbuilding has board-and-batten siding.

***History***

*First City Directory:* 1894  
*Original Use:*       Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Unknown

*Context(s):* Settlement  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Jay C. Taylor purchased this lot along with many others from Absalom Traver in 1856. It appears that he slowly sold them off to others and this property was sold to Isaac Cotant in 1863, who promptly sold it in 1864 for Sarah Carter. Carter lived here until she sold it to William A. Porter in 1873. Porter was a policeman and later painter and serve as Deputy Marshal in 1883. The house is a perfect example of the simple upright and wing design so common in America at this time. It still has its old windows and original clapboard siding.

## Broadway Historic District

### Resource Documentation

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*Address:* 1441 Broadway  
*Historic Name:* Oramel Beckley House

*Date:* ca. 1840  
*Level:* Non-Contributing



### Description

*Style:* Modern  
*# Stories:* 1  
*Material:* Clapboard, Brick  
*Windows:* Replacement  
*Window Type:* Vinyl?, Double-Hung  
*Pane Type:* 1/1

*Roof Shape:* Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* N/A  
*# Dormers:* N/A  
*Dormer Type:* N/A

*Character Defining Features:* Only remaining identifiable portion or original house is small central section of foundation.

### History

*First City Directory:* 1894  
*Original Use:* Residential  
*Current Use:* Residential  
*Occupation (First Dweller):* Unknown

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* Jay Taylor purchased this lot as part of many others in 1848 from Absalom and Amanda Traver for about \$250. Taylor sold it to Beckley in 1863 for an undisclosed amount. Beckley sold one of the lots back to Taylor in 1865 (now 1447 Broadway). According to previous research, a tiny part of this original house remains in a small central section on its original foundation. However, it has been compromised by later additions. In the 20<sup>th</sup> century the house changed hands every decade. House has been significantly altered from its original Greek Revival form.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1447 Broadway**  
*Historic Name:*       **Norman Gates House**

*Date:*    **ca. 1872**  
*Level:*   **Contributing**



**Description**

*Style:*                Queen Anne  
*# Stories:*         1.5  
*Material:*         Clapboard  
*Windows:*         Original?  
*Window Type:*    Wood, Double-Hung  
*Pane Type:*        1/1

*Roof Shape:*       Cross Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*       L-Shape  
*Porch Type:*       Full Front  
*# Dormers:*        1  
*Dormer Type:*     Gabled

*Character Defining Features:*

Stone foundation; original clapboard, shingles and dentils remain; front porch tucked under complex roof, supported by turned columns with Chinese Chippendale balustrade; square lattice porch skirt; small gabled roof addition to rear on block foundation.

**History**

*First City Directory:* 1887  
*Original Use:*        Residential  
*Current Use:*         Residential

*Context(s):* Queen Anne  
*Architect:* Unknown  
*Builder:* Norman Gates?

*Occupation (First Dweller):* Carpenter

*Notes:* This property was sold by Oramel Beckley (see 1441) to Jay Taylor in 1865 and he in turn sold it to George Rhodes in 1867. Rhodes lived at 1309 Broadway and probably sold this to Gates in 1871. Gates lived here in 1872 and the family continued to live there until the 1930s. Gates was a carpenter and probably the son of David L. Gates, a saw mill owner and manufacturer of carriages and wagons who lived on Pontiac Trail in the 1860s. Mrs. Gates lived in the house until 1930, and after that it changed hands more often. The house's unusual "Chinese Chippendale" porch design, the shingles in the gables and the overall massing would indicate a 1890s house, so perhaps this older home was remodeled in the 1890s or added on to. It is in very good condition and a beautiful example of the simple Queen Anne style.



**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1448 Broadway**  
*Historic Name:*       **Alonzo Grattan House**

*Date:*    **ca. 1860**  
*Level:*   **Contributing**



**Description**

*Style:*                Greek Revival  
*# Stories:*        1.5  
*Material:*         Asbestos  
*Windows:*         Original?  
*Window Type:*    Wood, Double-Hung  
*Pane Type:*        1/1  
*Character Defining Features:*

*Roof Shape:*       Side Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*       Rectangular  
*Porch Type:*       Entry  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

Hipped-roof, one-story addition to left and gable-roofed, single-story addition to rear on a stucco foundation; centered entry porch has hipped roof supported by square Doric columns resting on concrete pad with square, spindled balustrade; round-topped picket fence with ball-topped posts encloses rear of property; at rear of property is a gable-front barn with sliding door on a track, shiplap siding, and four-light window in gable.

**History**

*First City Directory:*  1891  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Unknown

*Context(s):*        Settlement  
*Architect:*        Unknown  
*Builder:*          Unknown

*Notes:* The property was first sold by Absalom Traver to John Lennon in 1852 for \$75 but quickly sold the same year for \$250 to Mrs. Minerva Flint which may indicated it was built before she purchased it. She lived there 10 years until Alonzo Grattan lived in the house. Eventually the house was purchased by Claramon Pray in 1891 and the Prays lived there for decades. The tiny Greek Revival is typical for the 1850s and a historic picture of it from 1900 is published in several pictorial histories of Ann Arbor. Around the backyard is a round topped picket fence with ball topped posts and to the rear is a two story gable-front barn with sliding door, shiplap siding and a four light window in the gable. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1501 Broadway**                   *Date:*   **ca. 1860s**  
*Historic Name:*       **Patrick Mulligan House**           *Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gambrel
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Vinyl?, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Originally a side-gabled cottage; roofline altered significantly to a flatter gambrel; very large windows inset into gambrel roof; large tri-part picture window dominates Broadway façade.		

***History***

<i>First City Directory:</i>	1887	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>			

*Notes:* Although radically altered by a fairly recent addition, one can still see the outlines of the 1866 house behind the gambrel roof addition fronting on Broadway. Mulligan was a house mover who lived here until at least 1898. Today people find it hard to believe that one could move houses with horses and log, but apparently it was lucrative enough to be a profession. Like most other properties on this part of Broadway, the land was sold by Absalom Traver to Jay Taylor in 1856. Geodesic dome in rear. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1504-08 Broadway**                   *Date:*   **1957**  
*Historic Name:*       **Broadway Terrace Apartments**       *Level:* **Non-Contributing**



***Description***

<i>Style:</i>	Modern	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1, 2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Brick	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Simple stacked ranch apartment units; staggered placement on large, hilly lot.		

***History***

<i>First City Directory:</i>	1957	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	N/A		

*Notes:* Originally built as student housing by the University of Michigan, the 20-unit, three building apartment complex was sold to the City of Ann Arbor in 1968 and turned into low income housing for seniors and handicapped. Broadway Terrace, as it is known today, is tucked into dense trees on Broadway. A 1990 newspaper article described the lack of maintenance and investment and its problems as one of the oldest units of public housing in the city. It is still public housing today.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1509 Broadway**  
*Historic Name:*       **Adolph Lentz House**

*Date:*   **1900**  
*Level:* **Contributing**



***Description***

*Style:*                   Vernacular  
*# Stories:*           2  
*Material:*            Vinyl  
*Windows:*           Original  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*         1/1

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        L-Shape  
*Porch Type:*       Full Front  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

*Character Defining Features:*

Cut stone block foundation; original clapboards under vinyl; ell porch has hipped roof, supported by square posts set on a vertically-paneled balustrade; house configured almost exactly like 1427 and 1549 Broadway; one-story, one-car garage at rear of property; garage has board-and-batten siding and pair of hinged doors; a modern, one-story, two-car garage with overhead doors also at rear of property.

***History***

*First City Directory:* 1900  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):* German-American  
*Architect:* Unknown  
*Builder:*            Unknown

*Occupation (First Dweller):* Car inspector

*Notes:* This Queen Anne house was built in 1900 for a car inspector for the railroad. It was later the property of the Stratos family. Bill Stratos hauled the dirt for the Michigan Stadium and the carillon bells to Burton Tower. A native of Greece, he brewed wine in his basement during the Depression and was tolerated by the local police. His wife, Ann Arbor native Violet Overacker Stratos, was descended from early Dutch settlers in New York. The current owner purchased the property from her children in 1997 and has been restoring it ever since. The house is one of three almost identical houses along this stretch of Broadway. 2007 Photograph.



**Broadway Historic District**  
**Resource Documentation**

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**Address:** 1510 Broadway  
**Historic Name** Jay Taylor House

**Date:** 1862  
**Level:** Contributing



**Description**

**Style:** Italianate  
**# Stories:** 2  
**Material:** Brick  
**Windows:** Original  
**Window Type:** Wood, Double-Hung  
**Pane Type:** 6/1, 6/6  
**Character Defining Features:**

**Roof Shape:** Hipped  
**Roof Material:** Asphalt  
**Plan Shape:** Rectangular  
**Porch Type:** Front Entry  
**# Dormers:** N/A  
**Dormer Type:** N/A

Symmetrical facade; stone foundation; first-floor windows = 6/1, second-floor = 6/6 and round-topped; hipped-roof entry porch spans central bay of house, supported by Tuscan columns resting on stone side walls with concrete cap; Colonial Revival porch enclosed by clapboard side walls to form a vestibule with multi-light entry flanked by sidelights; pairs of pendant brackets at cornice line; two-story carriage house at rear of property, with wide vertical boards and overhead garage door.

**History**

**First City Directory:** 1862  
**Original Use:** Residential  
**Current Use:** Residential  
**Occupation (First Dweller):** Fruit farmer

**Context(s):** Agriculture, Italianate  
**Architect:** Unknown  
**Builder:** Unknown

**Notes:** Jay Taylor was a major purchaser of property on Broadway and was an important fruit farmer for the Ann Arbor and Washtenaw County area. Jay Taylor Sr. was born in New York in 1831 and was also a homeopathic physician. His son, also Jay C. Taylor, was a musical and comedic performer. When he died at the age of 95 in 1952, he was still living here, after returning in his retirement. His obituary noted that he had been a leading tenor with the Templeton, Carlton, and McCaull Opera Companies of New York and the Andrews Opera Company of Chicago. He played a leading role opposite the famous Lillian Russell. At one time in the 1890s he had conducted a voice school in Ann Arbor. When he retired at the age of 55, he made a hobby of fruit farming and performed with the Lyra Male Chorus until he was 90. Northside school occupies 17 acres of his former farm land. The obituary also noted that the brick house replaced an earlier house in which he was born and that had been occupied by his grandfather. This house was moved across the street in 1863 according to one source and is probably the first house at 1517. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1517 Broadway**  
*Historic Name:*       **James Harris House**

*Date:*   **ca. 1845**  
*Level:*   **Contributing**



***Description***

*Style:*               Eclectic  
*# Stories:*        2  
*Material:*         Vinyl siding  
*Windows:*         Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*       1/1  
*Character Defining Features:*

*Roof Shape:*     Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     Full Front  
*# Dormers:*      2  
*Dormer Type:*   Flat

1.5-story wing to right; original front gable section has several Greek Revival characteristics, including 2 frieze windows on south elevation, wide frieze boards, and low-pitched roof; wing at the right is possibly wing from an upright-and-wing and has a hipped roof with 2 flat-roofed dormers and simple eave brackets; a square tower has been added to the right front corner and has a set of full-size, 1/1 double-hung windows in the front and right faces; original shingling shows around windows in the tower; tower roof has four gables, one centered over each face and each with a small, peaked window tucked into the face; front porch has a Mansard roof with gable over the steps supported by square, chamfered columns; rail is Chinese Chippendale; 2-story carriage barn with hinged hay doors to the rear of the property.

***History***

*First City Directory:* 1894  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Unknown

*Context(s):* Settlement  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* This property, like many others, was originally sold by Absalom Traver to Jay C. Taylor in 1858. It was sold to Beckley and his wife Electa in 1865 and there may have already been a house here

by then. The obituary of Jay C. Taylor noted that the original family home at that site was moved across the street in 1861-62. This may be the original Jay Taylor house which was originally very small, just a box with a door on the east side. It was added to, perhaps after it was moved, and became a 1 ½ story upright and wing with many typical Greek Revival features including eyebrow windows, and cobblestone and brick foundations. The Guy Beckley who owned this house was the son of Josiah Beckley, and the nephew of Guy Beckley, who published a famous anti-slavery newspaper, *The Signal of Liberty*. Guy and Josiah Beckley lived in large brick houses on Pontiac Trail. Oramel Beckley lived at 1441 Broadway. Both seemed to have left Ann Arbor in the 1870s. A third addition to the house consisted of the fish scale shingled tower and the main entry, and a porch with Chinese Chippendale designs in the balustrade. This may have been added by John H. Shadford, Poor Commissioner of the City of Ann Arbor from 1910-1944. The house has elements of three architectural styles and has been the home of the current owner for 20 years.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1525 Broadway**  
*Historic Name:*       **George Kellitt House**

*Date:*    **ca. 1850**  
*Level:*   **Non-Contributing**



***Description***

*Style:*               (Greek Revival?) cottage  
*# Stories:*        1  
*Material:*         Vinyl  
*Windows:*         Replacement  
*Window Type:*    Vinyl, Double-Hung  
*Pane Type:*        1/1

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     N/A  
*Dormers:*        N/A  
*Dormer Type:*   N/A

*Character Defining Features:*   Modified Greek Revival has one original window on the front façade, 4/1 double-hung. House is one story in the front, two stories in the back, which was most likely added when the house was modified.

***History***

*First City Directory:* 1872  
*Original Use:*        Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Occupation (First Dweller):* Painter, Ann Arbor Agricultural Works

*Notes:* This property was part of the large parcel sold to Jay C. Taylor by Absalom Traver in 1858. Taylor sold it to Leroy Felch in 1861 and the original section of this house probably dates to that era. Miles West, who worked for the railroad depot, is listed as living at the “n.e. end Broadway” in the 1868 directory. In the 1870s painter George Kellitt is listed, but the by the 1880s Henry West, a laborer, and Jeanette West, widow of Amon West, are listed as living here. The house is a typical small cottage that a worker would have lived in during the mid 19<sup>th</sup> century. It has a large two-story 20<sup>th</sup> century addition that overwhelms the cottage. 2007 Photographs.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1529 Broadway**  
*Historic Name:*       **Mark Leseur House**

*Date:*   **ca. 1855**  
*Level:*   **Contributing**



***Description***

*Style:*            Greek Revival  
*# Stories:*       2  
*Material:*       Clapboard  
*Windows:*       Replacement  
*Window Type:* Wood, Double-Hung  
*Pane Type:*     1/1, 6/1

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     N/A  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

*Character Defining Features:*   Stucco foundation; first-story sash = 1/1, second-story sash = 6/1; large, 2-story gable-roofed addition to rear; house retains wide frieze board and cornice returns.

***History***

*First City Directory:* 1894  
*Original Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Unknown

*Context(s):* Settlement  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* This 1 ½ story house is a simple unaltered Greek Revival built by the Leseur (Lesure) family which had many members living in the area. Three members of the Leseur family lived on or near Broadway; David = 1309 Jones, Erastus = 1441, and Mark here. In the late 20<sup>th</sup> century the house was occupied by the Hubbard family and the obituary of Katherine Hubbard from 1984 indicates she was an assistant curator of Art History at the University of Michigan. 2007 Photograph.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1533 Broadway**                   *Date:* **1944**  
*Historic Name:*       **Guerdon Greenway House**           *Level:* **Contributing**



**Description**

<i>Style:</i>	Prairie Ranch	<i>Roof Shape:</i>	Flat
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Concrete Block	<i>Plan Shape:</i>	Square
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	Fixed, 1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Wide overhang; corner ribbon windows; wide, flat central chimney; single-story flat-roofed garage, covered with horizontal shiplap siding; looks as if owner truncated common garage style to match house.		

**History**

*First City Directory:* 1944  
*Original Use:* Residential                   *Architect:* Unknown  
*Current Use:* Residential                   *Builder:* Unknown  
*Occupation (First Dweller):* Physician, University of Michigan Hospital.  
*Notes:* House represents specific type with only one other like it in neighborhood. Resembling a similar building at 1223 Pontiac which was designed by UM Architecture professor George Bringham in 1938 this house may have been designed by the same architect. Built for Guerdon Greenway, a physician at UM hospital and his wife Virginia. 2007 Photograph.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1540 Broadway** *Date:* **1917**  
*Historic Name:* **George Weeks, Jr., House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Craftsman	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Stucco	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Front Entry
<i>Window Type:</i>	Wood, Double-Hung; Casement	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	16/1, 24 x 24	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>			

Gabled roof has slight curve on raking cornice; casement windows fill a 2-story sun porch on south end with three pair on each side and eight pair on gable end, both upstairs and down; exposed rafters under eaves; first-story sash = 16/1, second-story sash = 16/1 and 24 x 24 casement; half-circle window decorates attic gable; 2-story gable-roofed addition at rear; 1-story sun porch on north side; entry porch protected by segmental hood, supported by square paneled columns; south end has pair of French doors leading from house onto terraced walk.

**History**

<i>First City Directory:</i>	1917	<i>Context(s):</i>	Agriculture, Bungalow
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Fruit farmer		

*Notes:* The Weeks family, like the Taylors, farmed fruit at this end of Broadway from mid-19<sup>th</sup> century to mid-20<sup>th</sup> century. They employed many local people, including Claramon Pray, who later married a blacksmith's daughter and purchased the Mary Ann Tuttle House. The house was built on the foundation of the previous house by George Weeks, Jr., and his wife, Zoe, built this house after George, Sr.'s, death. Zoe sold the house and lot for \$6,000 to Dentist Albert Irving in 1922, when the Weeks' moved to Toronto. George Weeks Sr. was a fruit farmer, and raised fruit from the mid-19<sup>th</sup> century long into the 20<sup>th</sup>. This example of a Craftsman style house has a stucco exterior and the multi-paned windows with twelve-over-one panes of glass. In 1997, David Owens and Ruth Mohr received a Special Merit Award from the Ann Arbor Historic District Commission for their restoration of the historic windows. 2007 Photographs.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1541 Broadway**                   *Date:*   **ca. 1953**  
*Historic Name:*       **Robert & Marian Jones House**       *Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	Cape Cod	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Aluminum	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	2
<i>Pane Type:</i>	6/6, 1/1	<i>Dormer Type:</i>	Gabled
<i>Character Defining Features:</i>	House has classic Cape Cod proportions with symmetrical dormers on steeply sloping roof. Some windows are replacements.		

***History***

<i>First City Directory:</i>	1954	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Robert was a clerk at the Post Office.		
<i>Notes:</i>	2007 Photograph.		



**Broadway Historic District**  
**Resource Documentation**

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**Address:** 1548 Broadway  
**Historic Name:** Laomi Gates House

**Date:** ca. 1887  
**Level:** Contributing



**Description**

**Style:** Dutch Colonial Revival  
**# Stories:** 2  
**Material:** Stucco, Shingle  
**Windows:** Original  
**Window Type:** Wood, Double-Hung  
**Pane Type:** 6/1; 1/1  
**Character Defining Features:**

**Roof Shape:** Side Gambrel  
**Roof Material:** Asphalt  
**Plan Shape:** Rectangular  
**Porch Type:** Front Entry  
**# Dormers:** 2  
**Dormer Type:** Shed

Symmetrical elements; stucco foundation; gambrel roof extended by wide shed dormers at the front and rear; single-story gabled-roof addition at rear; centered entry porch has gabled roof over an elliptical arch, supported by square Tuscan columns composed of asterisk lattice work; entry porch balustrade has square spindles and centered asterisk; gabled sun porch on north side of house, with asterisk and lattice sides; lattice fence at rear of property; single-car gable-front garage at rear of lot.

**History**

**First City Directory:** N/A  
**Original Use:** Residential  
**Current Use:** Residential  
**Occupation (First Dweller):** Farmer

**Context(s):** Colonial Revival  
**Architect:** Unknown  
**Builder:** Unknown

**Notes:** This is the early 1880s Weeks House, which was moved from next door when 1540 Broadway was built in 1919. It has been modified to the Dutch Colonial style, not in vogue until the early part of the twentieth century. Two University of Michigan Instructors lived here – Donovan Young (UM 1935) was in the Engineering Mechanics Department, and Arnold Bader (UM 1939-41) taught Rhetoric. The fact that the front entry porch is not exactly centered on the doorway may indicate that this is an older structure. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1549 Broadway**                   *Date:*   **1894**  
*Historic Name:*       **Gilbert C. Rhodes House**       *Level:*   **Contributing**



***Description***

<i>Style:</i>	Queen Anne	<i>Roof Shape:</i>	Cross Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Aluminum	<i>Plan Shape:</i>	L-Shape
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Front Entry
<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 block foundation; house retains original windows but clapboard covered with aluminum; front entry porch is flat, topped with Mansard style roof supported by modern “wrought iron” columns; balustrade and handrail tucked into bend of ell; left of the front section is a diagonally-oriented rectangular corner bay window with large 1/1 sash on the first floor and a balcony on the second floor, surmounted by a gable roof; single-story shed addition at rear; one-story, gable-front garage at rear of property.		

***History***

<i>First City Directory:</i>	1894	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Collector, Savings Bank Block		
<i>Notes:</i>	This simple Queen Anne, retains its windows and although altered, matches the unaltered 1427 Broadway and the modified 1509 Broadway.		

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1553 Broadway** *Date:* **1924**  
*Historic Name:* **William Girardin House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Bungalow	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	2
<i>Pane Type:</i>	4/1	<i>Dormer Type:</i>	Shed
<i>Character Defining Features:</i>	Large shed dormers on both front and rear; clapboard siding on first floor, ribbon coursed shingles on second; windows 4/1 ribbon throughout; front porch tucked under house and is supported by Tuscan columns set on brick piers with square spindle rail; one-story, one-car gable-front garage with shiplap siding at rear of property.		

**History**

<i>First City Directory:</i>	1924	<i>Context(s):</i>	Bungalow, German-American
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown

*Occupation (First Dweller):* Secretary-Treasurer and General Manager, Wire Products Corporation.

*Notes:* Henry Eckstein, associate professor of Biological Chemistry at UM with a specialty in lipid metabolism, lived here with wife, Elone, from 1929-1945. An example of the bungalow style, this house adds to the diversity of 20<sup>th</sup> century styles found at the higher ends of Broadway when lots were being sold off. In the late 20<sup>th</sup> century it was the home of high school teacher, Democratic activist and City Councilman Earle Greene, and avid historic preservationist who won awards for his work in Ypsilanti's Depot Town. In 1984, Green founded Arbor Care Inc. and established six homes for senior citizens. 2007 Photograph.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*               **1601 Broadway**  
*Historic Name:*       **Carl Rehberg House**

*Date:*    **1926**  
*Level:*   **Contributing**



***Description***

*Style:*            Colonial Revival  
*# Stories:*       1.5/2  
*Material:*       Brick  
*Windows:*       Original  
*Window Type:*  Wood, Double-Hung  
*Pane Type:*     6/6

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     N/A  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

*Character Defining Features:*

Symmetrical elements; house set over a two-car garage entered from north side drive; 6/6 windows evenly placed on front façade and round-topped, arched windows are in each gable end; centered front door has elliptical leaded glass fanlight and sidelights flanking a paneled door; shorter gabled extension on north over the garage; house has full story under hill to the rear.

***History***

*First City Directory:* 1926  
*Original Use:*       Residential  
*Current Use:*        Residential

*Context(s):* Colonial Revival, Brewery  
*Architect:* Unknown  
*Builder:*    Unknown

*Occupation (First Dweller):* Proprietor, Artificial Ice Company.

*Notes:* Carl was the son of Ernest Rehberg, proprietor of Northern Brewery after Herman Harlinghaus. Carl and Ernest, ran the Artificial Ice Company during and after Prohibition. The Rehberg family had a long connection with Lower Town, beginning with their operation of the Northern Brewery on Jones Street and later with the Rehberg & Son Ice Company, as well as Arbor Springs Water Co. Elsa Rehberg who died in 1985, was the widow of Carl who died in 1971. 2007 Photographs.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1611 Broadway**                   *Date:*   **1932**  
*Historic Name:*       **John B. Waterman House**       *Level:*   **Contributing**



***Description***

<i>Style:</i>	Tudor Revival	<i>Roof Shape:</i>	Cross Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Brick	<i>Plan Shape:</i>	L-Shape
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	3
<i>Pane Type:</i>	6/6	<i>Dormer Type:</i>	Gabled
<i>Character Defining Features:</i>	6/6 windows throughout; one gabled wall dormer faces Broadway from the rear of the ell, two face driveway on the north; vertical planked front door sits at the right of the ell on an out-thrust vestibule; driveway leads to a brick, side-gabled, two-car garage with tall, steeply pitched roof.		

***History***

<i>First City Directory:</i>	1932	<i>Context(s):</i>	Tudor Revival
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Fireman		

*Notes:* Waterman lived in house with wife, Ida, from 1932-1980. Waterman was a firefighter. Ida's (Spathelf) parents ran a butcher shop at the foot of Broadway from the 1880s to the 1920s. She served on the Ann Arbor School Board in the 1940s. Professor Emil Lorch noted in his 1930s surveys that the Waterman's owned the Exchange and Ingalls blocks at 1000 Broadway. There are 1956 interior photographs at the Bentley Library in the Ivory Collection. 2007 Photograph.

***Broadway Historic District  
Resource Documentation***

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*Address:* **1612 Broadway**  
*Historic Name:* **Carlton Nevins House**

*Date:* **1940**  
*Level:* **Contributing**



***Description***

*Style:* Cape Cod  
*# Stories:* 1.5  
*Material:* Stone; Clapboard  
*Windows:* Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 3/1

*Roof Shape:* Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* N/A  
*# Dormers:* N/A  
*Dormer Type:* N/A

*Character Defining Features:*

Permastone veneer on first floor and foundation, wooden clapboard on upper half story; all windows 3/1 ribbon; off-center entry door has small entablature with dentil molding; one-story, hipped-roof sun porch to south; two-car, side-gable garage at rear of property.

***History***

*First City Directory:* 1940  
*Original Use:* Residential  
*Current Use:* Residential  
*Occupation (First Dweller):* Fireman

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* One of earliest of this style in the neighborhood. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1628 Broadway**  
*Historic Name:*       **Travis Cash House**

*Date:*   **1940**  
*Level:* **Contributing**



***Description***

*Style:*           Cape Cod  
*# Stories:*     1.5  
*Material:*     Asbestos  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*   6/6, 8/8

*Roof Shape:*   Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   N/A  
*# Dormers:*    2  
*Dormer Type:* Gabled

*Character Defining Features:*

Symmetrical facade; front-facing dormers; wide frieze board runs under front eaves; fluted pilasters flank centered front door; small, flat-roofed sun porch addition set back on south side; first-story sash = 8/8, second-story sash = 6/6.

***History***

*First City Directory:* 1940  
*Original Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Supervisor

*Context(s):* Cape Cod  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Site of the Lennon family farm and greenhouses for over 50 years, until 1939. Lot has much older history, with Lennon family (fruit farmers) owning it as early as 1868. The Cash family, famous in Ann Arbor for running two consignment stores (Treasure Mart and Tree), purchased the John Lennon farm in 1940, demolished it, and constructed this house. In a 1989 interview Mrs. Cash remarked that she regretted tearing down the original red house, which was beautiful, but had a circular staircase which Mr. Cash did not like. 2007 Photograph.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1636 Broadway**  
*Historic Name:*       **Thomas & Kazuko**  
                                  **Tanabe House**

*Date:*   **1954**  
*Level:* **Non-Contributing**



***Description***

<i>Style:</i>	Cape Cod	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<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>	Few older windows remain, appear to be 2/2; projecting front bay with three double-hung (1/1) windows; steeply sloping roof.		

***History***

<i>First City Directory:</i>	1954	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Thomas was a Shop foreman at Ann Arbor Grinder.		

*Notes:* An example of a slightly altered Colonial/Cape Cod style house, this has the classic picture window and false pediment characteristic of the style. The picture window is actually reminiscent of a bay window, which is a bit unusual for the style. A real estate ad from 1994 described an attractive southern addition with many windows to view a perennial garden and the Huron River Valley.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*               **1638 Broadway**  
*Historic Name:*       **Dechow/Pierce House**

*Date:*   **ca. 1951**  
*Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	Colonial Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Entry
<i>Window Type:</i>	Vinyl, Double-Hung, Slider	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1; fixed	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Bi-level modern house with attached garage; overhanging second story; slightly sloping roof.		

***History***

<i>First City Directory:</i>	1952	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Claude Dechow was a contractor; Hugh Pierce was a lecturer in Vocational Education and Educational Arts at the University of Michigan.		
<i>Notes:</i>	A duplex built in a colonial Garrison style. 2007 Photograph.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1640 Broadway**                   *Date:*   **ca. 1949**  
*Historic Name:*       **Willard & Stella Parker House**       *Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	International/Ranch	<i>Roof Shape:</i>	Hipped
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Concrete Block	<i>Plan Shape:</i>	L-Shape
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Aluminum, Casement	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	Multi; fixed	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Low-pitched hipped roof; glass block sidelights flanking front door; large central chimney mass.		

***History***

<i>First City Directory:</i>	1949	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Dr. Willard Parker was a resident physician at the University of Michigan Hospital.		

*Notes:* A fine example of a classic circa-1950s International ranch in the district. Currently the home of Professor Max Heirich, Professor of Social Work and researcher at the Institute of Labor and Industrial Relations as head of the Worker Health Program. It is a single story building with a low hipped roof, concrete block walls and glass block sidelights – all features of post World War II housing styles in the ranch/international style. 2007 Photographs.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1643 Broadway**  
*Historic Name:*       **August & Mathilda**  
                                  **Pommerening House**

*Date:*   **1940**  
*Level:* **Contributing**



***Description***

*Style:*                    Georgian Colonial  
*# Stories:*            2  
*Material:*             Clapboard  
*Windows:*            Original  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*         8/8, 6/6

*Roof Shape:*         Side Gable  
*Roof Material:*     Asphalt  
*Plan Shape:*         Rectangular  
*Porch Type:*         Entry Stoop  
*# Dormers:*         N/A

*Dormer Type:* N/A

*Character Defining Features:*

Symmetrical facade; brick-faced foundation; first-story sash = 8/8, second-story sash = 6/6; single-story, gabled-roof addition on north side and shed-roofed “patio” on south; centered front door has gabled roof over a semi-circular arch, supported on slender Tuscan columns; shutters flank windows on front façade; half-circle window decorates north gable, two quarter-circle windows flank chimney on south; two-car, gable-front garage with shiplap siding at rear of property.

***History***

*First City Directory:* 1940  
*Original Use:*           Residential

*Context(s):*  
*Architect:* The Architects' Small House Bureau,  
Northwestern Division Inc.,  
Minneapolis

*Current Use:*            Residential  
*Occupation (First Dweller):* Unknown

*Builder:*                Unknown

*Notes:* This house was designed by the Architects Small House Service Bureau in Minneapolis, an organization, founded and headquartered in Minneapolis, that sold plans for a variety of small homes, offered advice and counseling, and performed other professional services on a cooperative basis for people with limited incomes wishing to build small, attractive homes. The original owners, the Pommerenings, immigrated to Ann Arbor from Wurchow, Germany in 1889. August Pommerening was a stone mason involved in local home construction, he did the original surveying for St. Joseph Hospital, and he manufactured and sold concrete blocks. They lived at 1123 Pontiac until 1939, and three of their children lived in this house until 1993. According to the current owner the northern portion of the garage was originally a barn moved from Pontiac Trail.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1647 Broadway**  
*Historic Name:*       **Elizabeth Slack House**

*Date:*   **1913**  
*Level:* **Contributing**



***Description***

*Style:*               Foursquare  
*# Stories:*        2  
*Material:*         Asbestos  
*Windows:*        Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*      1/1

*Roof Shape:*     Hipped  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     Enclosed front  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

*Character Defining Features:*   Symmetrical facade; stone foundation; front porch has hipped roof, supported on Doric columns resting on a stuccoed balustrade; porch enclosed.

***History***

*First City Directory:* 1913  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Nurse.

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* One of the few houses built on Broadway between 1910 and 1920. Miss Slack was the daughter of Mrs. Elizabeth Slack, who celebrated her 89<sup>th</sup> birthday in this home in the 1950s and got her picture in the newspaper. Miss Slack was a retired nurse who was a founding member of the Friends of the Ann Arbor Public Library and helped raise the funds to build the current library on S. Fifth Avenue. The children's garden is named in her honor. 2007 Photograph.



***Broadway Historic District  
Resource Documentation***

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*Address:*               **1651 Broadway**  
*Historic Name:*       **N/A**

*Date:*   **1995**  
*Level:* **Non-Contributing**



***Description***

*Style:*                Neo-Federal  
*# Stories:*         2  
*Material:*         Vinyl/Brick veneer  
*Windows:*         Original  
*Window Type:*    Vinyl, Double-Hung  
*Pane Type:*        6/6

*Roof Shape:*        Side Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*       N/A  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

*Character Defining Features:*

Steeply sloping roof; asymmetrical roofline to attached garage; formal entry with stoop; shutters flank 6/6 windows; keystones set into flat arches above windows.

***History***

*First City Directory:* 1995  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* N/A  
*Notes:* 2007 Photograph.

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1653 Broadway**                   *Date:*   **1939**  
*Historic Name:*       **Elmer and Flora Mayer House**       *Level:*   **Contributing**



***Description***

<i>Style:</i>	Cape Cod	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacment?	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Vinyl, Double-Hung	<i># Dormers:</i>	2
<i>Pane Type:</i>	1/1	<i>Dormer Type:</i>	Gabled
<i>Character Defining Features:</i>	Gabled-roof addition on north; all windows are shuttered 1/1, except dormers = 6/1; centered front door is recessed and is flanked by sidelights over panels.		

***History***

<i>First City Directory:</i>	1939	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Carpenter.		

*Notes:* This simple Cape Cod house was built by Elmer Mayer, and engineering graduate of the UM and vice president and chief estimator of the Henry deKoning Construction company from which he retired in 1964. The current owners purchased the property from his widow in 1995.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1660 Broadway** *Date:* **1862**  
*Historic Name:* **Samuel & Ophelia House House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	L-Shape
<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>	Upper sash augmented by square colored glass panes on both sides and top; corner pilasters; front door set into right-hand bay with sidelights and transom; single-story, side-gabled building, perhaps stable/carriage house, or former nursery school, behind main house.		

**History**

<i>First City Directory:</i>	1867-68	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Farmer		

*Notes:* Samuel N. House, a fruit farmer, constructed this side entry Greek Revival house after returning to Ann Arbor from Shiawassee in 1862. The large wing to the east is believed to have been added by Charles Manly, the Washtenaw County Register of Deeds, in the late 1800s. Other fruit farmers owning the property included the Beaubiens until 1903, Edward Manwaring until 1927, and in the 1930s by Edward Greene who's wife also ran a nursery school. There is a stable or carriage house behind the main house. The colored glass was probably added in the 1880s. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1667 Broadway**  
*Historic Name:*       **Michael West House**

*Date:*   **ca. 1845**  
*Level:*   **Contributing**



***Description***

<i>Style:</i>	Greek Revival (cottage)	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	N/A
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	4/4	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Narrow clapboard and trim; slightly sloping roof;		

***History***

<i>First City Directory:</i>	1894	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	N/A		

*Notes:* Albert Bucklin, a farmer, is listed here beginning in 1894. The lot appears in the County Tax Assessor's records in 1849, land and house owned by Michael West.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*               **1673 Broadway**  
*Historic Name:*       **John Traver House**

*Date:*   **ca. 1845**  
*Level:*   **Contributing**



***Description***

*Style:*               Greek Revival  
*# Stories:*       1.5  
*Material:*       Clapboard  
*Windows:*       Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*   6/6; 1/1

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   T-Shape  
*Porch Type:*   Front  
*# Dormers:*    N/A  
*Dormer Type:* N/A

*Character Defining Features:*

Upright and (extended) wing; sided bay on wing; front porch spans width of upright with a hipped roof supported by turned posts and with a square spindle balustrade; large, new addition in rear.

***History***

*First City Directory:* 1888-89  
*Original Use:*       Residential  
*Current Use:*       Residential  
*Occupation (First Dweller):* Unknown

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* By 1888-89, Edward Metcalf and George Johnson, laborers, were boarding here. This was listed as an 1855 home in an ad for the Remodelors home tour in 1995. The foundation material indicates that the house may have been moved. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1674 Broadway**                   *Date:*   **1927**  
*Historic Name:*       **Barwise Manwaring House**       *Level:*   **Contributing**



***Description***

<i>Style:</i>	Colonial Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Aluminum	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Front Entry
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	6/6; 1/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Symmetrical facade; two-story, gabled-roof addition in rear; garage with shingle siding; entry porch has hipped roof supported on asterisk lattice work posts; patio with canvas awning on north end; pair of French doors on each side of the centered chimney lead to patio.		

***History***

<i>First City Directory:</i>	1927	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Fruit grower		
<i>Notes:</i>	The Manwaring family members were fruit growers at this end of Broadway for at least 50 years. 2007 Photograph.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1677 Broadway**                   *Date:*   **1927**  
*Historic Name:*       **Michael Elbanowski House**       *Level:*   **Contributing**



***Description***

*Style:*                    Bungalow  
*# Stories:*            1.5  
*Material:*             Brick  
*Windows:*            Original  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*         4/1, 3/1

*Roof Shape:*         Side Gable  
*Roof Material:*      Asphalt  
*Plan Shape:*         Rectangular  
*Porch Type:*         Full Front  
*# Dormers:*          1  
*Dormer Type:*       Gabled

*Character Defining Features:*

Large front-facing dormer and gable-roofed wing on south side; windows = 4/1 ribbons on first floor, 3/1 on the second floor with several stained glass windows; eaves decorated with knee braces; gable over front steps embellished with sawtooth pattern and full-width front porch is supported by modern metal columns sitting on brick piers.

***History***

*First City Directory:* 1927  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Fruit grower

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* Good and intact example of a brick Craftsman Bungalow. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1500 Cedar Bend**  
*Historic Name:*       **Leo Haner House**

*Date:*   **1939**  
*Level:*   **Contributing**



***Description***

*Style:*           Cape Cod Ranch  
*# Stories:*     1.5  
*Material:*     Brick, Aluminum  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    8/8  
*Character Defining Features:*

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   L-Shape  
*Porch Type:*   N/A  
*# Dormers:*    3  
*Dormer Type:* Gabled

Front of ell has a modern bay window with fixed lights, windows through rest of house 8/8; one-story, hipped-roof sun porch addition to the east; porch is under long leg of the ell and supported by square posts with capitals; small octagonal multi-pane window facing porch.

***History***

*First City Directory:* 1939  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Barber  
*Notes:*

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1510 Cedar Bend**  
*Historic Name:*       **Anna Bychinsky House**

*Date:*   **ca. 1952**  
*Level:*   **Non-Contributing**



***Description***

<i>Style:</i>	Ranch	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Brick veneer	<i>Plan Shape:</i>	Rectanglar
<i>Windows:</i>	Original	<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>	Modern ranch with clapboard gables; gabled front projection over window on left end.		

***History***

<i>First City Directory:</i>	1952 (under construction)	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown. Widow of Sigmond.		
<i>Notes:</i>	Mrs. Bychinsky was living here by 1953.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1520 Cedar Bend**  
*Historic Name:*       **Lucy Austin House**

*Date:*   **1940**  
*Level:*   **Contributing**



***Description***

*Style:*                   Cape Cod Split Ranch  
*# Stories:*            1.5  
*Material:*            Vinyl, Asbestos  
*Windows:*            Original  
*Window Type:*      Wood, Double-Hung; Fixed  
*Pane Type:*         4/4; multi  
*Character Defining Features:*

*Roof Shape:*        Front Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*        Entry  
*# Dormers:*         2  
*Dormer Type:*      Shed

Multi-pane casement window shed dormer is situated on the east-facing roof; small gabled dormer over front door.

***History***

*First City Directory:* 1941  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Unknown. Widow of Alvin.  
*Notes:*

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1530 Cedar Bend**  
*Historic Name:*       **Herman Johnson House**

*Date:*   **1941**  
*Level:*   **Non-Contributing**



***Description***

*Style:*           Cape Cod  
*# Stories:*     1.5  
*Material:*     Brick veneer, Clapboard  
*Windows:*     Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:*    1/1

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   N/A  
*# Dormers:*    1  
*Dormer Type:* Gabled

*Character Defining Features:*   Single gabled dormer over entry door; large gabled dormer with single 1/1 window projects over first-floor bay window.

***History***

*First City Directory:* 1945  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Real estate agent  
*Notes:*

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1540 Cedar Bend**  
*Historic Name:* **Godfrey Ottmar House**

*Date:* **1930**  
*Level:* **Contributing**



***Description***

*Style:* Tudor Revival  
*# Stories:* 1.5  
*Material:* Brick  
*Windows:* Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 4/4, 6/6  
*Character Defining Features:*

*Roof Shape:* Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* N/A  
*# Dormers:* 2  
*Dormer Type:* Shed, Segmental

Complex roof with side gable at east, hipped at west and steeply pitched hipped roof over entry pavilion; polygonal bay at west end with tall witch's hat roof; first-story sash = 4/4, upper half-story sash = 6/6 and 4/4; two-window shed dormer to right of entry pavilion, and single-window segmental roof wall dormer breaking eave line to the left; entry pavilion has Gothic arch with narrow multi-light window to the inside left and a wide paneled door to the right; half-timbered upper-story wall is supported by quarter-round brackets; four-window bay to the right of entry.

***History***

*First City Directory:* 1930

*Original Use:* Residential

*Current Use:* Residential

*Occupation (First Dweller):* Grocer

*Context(s):*

*Architect:* Unknown

*Builder:* Unknown

*Notes:* Original owner was Godfrey Ottmar, born in Germany (1865), who ran a grocery store on West Washington. After Mr. Ottmar passed away, Dr. John Bugher, Assistant Professor of Pathology (UM) lived here before moving on to the Rockefeller Foundation in 1937. Otto LaPorte taught Theory of Spectra and Quantum Mechanics in UM's Physics Department and lived here from 1939-40.



***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1550 Cedar Bend**  
*Historic Name:*       **William Trapp House**

*Date:*   **1923**  
*Level:*   **Contributing**



***Description***

*Style:*                    Bungalow  
*# Stories:*            1.5  
*Material:*             Vinyl  
*Windows:*            Original  
*Window Type:*       Wood, Double-Hung  
*Pane Type:*          1/1  
*Character Defining Features:*

*Roof Shape:*        Side Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*        Full Front  
*# Dormers:*         1  
*Dormer Type:*      Gabled

Single, large, 4-window front dormer with cornice returns dominates front façade; windows in dormer have diamond-patterned glass in upper sash; all other sash in house 1/1; Gothic leaded glass in upper narrow light of picture window; front porch has low-pitched hipped roof tucked under the eaves, supported by square columns; small lattice work porch skirt; 1-1/2-story, gable-front garage with board-and-batten siding at rear of house.

***History***

*First City Directory:* 1923  
*Original Use:*         Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:*         Unknown  
*Builder:*            Unknown

*Occupation (First Dweller):* Assistant, University of Michigan.

*Notes:* House may have been moved here from elsewhere, though this has not been confirmed.

*Broadway Historic District*  
*Resource Documentation*

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*Address:* **802 Jones** *Date:* **ca. 1894**  
*Historic Name:* **Christopher Wicks House** *Level:* **Contributing**



*Description*

*Style:* Vernacular *Roof Shape:* Cross-Gable  
*# Stories:* 2 *Roof Material:* Asphalt  
*Material:* Clapboard *Plan Shape:* L-Shape  
*Windows:* Replacement *Porch Type:* Full Front  
*Window Type:* Wood, Double-Hung *# Dormers:* N/A  
*Pane Type:* 1/1 *Dormer Type:* N/A  
*Character Defining Features:* Hipped-roof ell wrap porch supported on square posts resting on a handsome stone balustrade; gables decorated with vertical tongue-and-groove siding; gabled addition with flat roof at the rear.

*History*

*First City Directory:* 1894 *Context(s):*  
*Original Use:* Residential *Architect:* Unknown  
*Current Use:* Residential *Builder:* Unknown  
*Occupation (First Dweller):* Laborer

*Notes:* House seems to be part of a set, matching the two directly across the street at 803 and 807 Jones, except for some changes such as altered porches. 2007 Photograph.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **803 Jones** *Date:* **1896**  
*Historic Name:* **Gilbert C. Rhodes House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Cross Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Orig/Replacement	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung/Casement	<i># Dormers:</i>	1
<i>Pane Type:</i>	1/1, multi	<i>Dormer Type:</i>	Shed

*Character Defining Features:* Shallow Mansard-roofed porch supported on square posts, resting on shingled balustrade; all windows on east side are 1/1; windows on upper east are 1/1 but upper light is surrounded with small, square panes of colored glass; most of other windows on house are replacement casements; both front and side gables decorated with two types of shingles separated by a band; large, two-story addition at rear with a shed dormer facing east.

***History***

<i>First City Directory:</i>	1896	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Collector		

*Notes:* House seems to be part of a set, matching those at 802 and 807 Jones, except for some changes such as altered porches. The houses on the north side of this section of Jones are built on land that was the Traver Mill millpond until the early 1890s. 2007 Photograph.









***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1307 Jones**

*Date:* **ca. 1855**

*Historic Name:* **Luther Boylan House**

*Level:* **Contributing**



***Description***

*Style:* Greek Revival

*Roof Shape:* Front Gable

*# Stories:* 1.5

*Roof Material:* Asphalt

*Material:* Asbestos

*Plan Shape:* Rectangular

*Windows:* Replacement

*Porch Type:* N/A

*Window Type:* Wood, Double-Hung

*# Dormers:* N/A

*Pane Type:* 6/6

*Dormer Type:* N/A

*Character Defining Features:*

Parallel shed roof wing on left (half hen and chick one); bow window with five rows of four panes each on the front of the upright; 6/6 replacement window have false muntins; single-story, one-car garage to north.

***History***

*First City Directory:* 1860

*Context(s):*

*Original Use:* Residential

*Architect:* Unknown

*Current Use:* Residential

*Builder:* Unknown

*Occupation (First Dweller):* Cooper

*Notes:*







***Broadway Historic District  
Resource Documentation***

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*Address:*               **1318 Jones**  
*Historic Name:*       **(N/A)**

*Date:*   **1988**  
*Level:* **Non-Contributing**



***Description***

*Style:*                **Modern**  
*# Stories:*         **2**  
*Material:*          **Vinyl**  
*Windows:*         **Original**  
*Window Type:*   **Vinyl, Double-Hung**  
*Pane Type:*        **1/1**  
*Character Defining Features:*

*Roof Shape:*       **Side Gable**  
*Roof Material:*   **Asphalt**  
*Plan Shape:*       **Rectangular**  
*Porch Type:*       **N/A**  
*# Dormers:*        **N/A**  
*Dormer Type:*     **N/A**

***History***

*First City Directory:* **1988**  
*Original Use:*        **Residential**  
*Current Use:*         **Residential**  
*Occupation (First Dweller):* **N/A**  
*Notes:*

*Context(s):*  
*Architect:*         **Unknown**  
*Builder:*            **Unknown**

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **703 Moore** *Date:* **1917**  
*Historic Name:* **George Peavey House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asbestos	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<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>	Single-story shed-roofed addition at rear; full-width porch has hipped roof supported by short battered, paneled angled columns set on brick piers resting on a brick balustrade; a shed-roofed garage with no doors attaches to the west side of the house.		

***History***

<i>First City Directory:</i>	1917	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Ice salesman		
<i>Notes:</i>	Simple, well maintained vernacular house. Peavey's business was located at 1324 W. Huron Street.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **707 Moore**

*Date:* **1926**

*Historic Name:* **George Peavey House II**

*Level:* **Contributing**



***Description***

*Style:* Vernacular

*Roof Shape:* Side Gable

*# Stories:* 2

*Roof Material:* Asphalt

*Material:* Brick

*Plan Shape:* Rectangular

*Windows:* Replacement

*Porch Type:* Full Front

*Window Type:* Wood, Double-Hung

*# Dormers:* N/A

*Pane Type:* 1/1

*Dormer Type:* N/A

*Character Defining Features:*

Two-story shed-roofed addition at rear, covered with asbestos shingles; replacement windows are shorter than original: first-floor extra window height is filled with small, plain glass transoms, upstairs extra height filled in; porch has shed roof supported by Tuscan columns resting on a concrete floor.

***History***

*First City Directory:* 1926

*Context(s):*

*Original Use:* Residential

*Architect:* Unknown

*Current Use:* Residential

*Builder:* Unknown

*Occupation (First Dweller):* Ice salesman

*Notes:* George Peavey sold retail and wholesale ice from his business at 1324 W. Huron.

***Broadway Historic District  
Resource Documentation***

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*Address:* **719 Moore** *Date:* **1927**  
*Historic Name:* **Norman & Bettie Isenberg House** *Level:* **Contributing**



***Description***

*Style:* Vernacular  
*# Stories:* 2  
*Material:* Aluminum  
*Windows:* Original  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 3/1

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* Full Front  
*# Dormers:* N/A  
*Dormer Type:* N/A

*Character Defining Features:*

Large, shed-roofed addition at rear; smaller gabled addition on left with an entry porch; front porch has shed roof and has been enclosed; side porch is tucked under gable roof and is supported by square posts; lattice skirt boards are under side porch; 3/1 ribbon windows throughout the house.

***History***

*First City Directory:* 1927  
*Original Use:* Residential  
*Current Use:* Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Occupation (First Dweller):* Worker/owner(?), Northside Auto Parts.

*Notes:* A simple vernacular house similar to 703 and 707 Moore.



**Broadway Historic District**  
**Resource Documentation**

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*Address:* **723 Moore** *Date:* **1838**  
*Historic Name:* **Waite/Kellogg House** *Level:* **Contributing**



**Description**

<i>Style:</i> Italianate	<i>Roof Shape:</i> Hipped
<i># Stories:</i> 2	<i>Roof Material:</i> Asphalt
<i>Material:</i> Asphalt brick	<i>Plan Shape:</i> Rectangular
<i>Windows:</i> Replacement	<i>Porch Type:</i> Full Front
<i>Window Type:</i> Wood, Double-Hung	<i># Dormers:</i> N/A
<i>Pane Type:</i> 1/1,2/2, 6/6	<i>Dormer Type:</i> N/A

*Character Defining Features:* Set on sloped lot with two-story, full-width front porch supported by square Tuscan posts with a square spindle balustrade; centered entry door has sidelights, flanked by pilasters; windows sizes throughout the house vary, but most are double-hung: first floor = 1/1, 2/2; second floor = 1/1, 6/6; tall brick piers support the front porch and basement windows under it are full height 6/6; dentil work under eaves are only remaining decorative trim.

**History**

<i>First City Directory:</i> 1868	<i>Context(s):</i>
<i>Original Use:</i> Residential	<i>Architect:</i> Unknown
<i>Current Use:</i> Residential	<i>Builder:</i> Unknown
<i>Occupation (First Dweller):</i> Daniel Kellogg – clairvoyant/physician	

*Notes:* Although covered in asphalt brick, this house began as a simple, 5-bay I-house and became a spectacular Italianate in 1865 when Dr. Kellogg owned the house. Kellogg, a clairvoyant physician, contributed greatly to the Lower Town area, both in terms of jobs at his remedy factory and in traffic attracted to Lower Town. In 1839, John Foley bought Lot 4, Block 6 from Joseph Waite – he already owned Lot 5. In 1840, the Tax Assessor listed him with a house and lot taxed at a value of \$1,100; by 1841, the house and lot, taxed at \$1,200, was listed as a “mansion.”



**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1006 Pontiac**  
*Historic Name:*

*Date:*  
*Level:* **Non-Contributing**



**Description**

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Vinyl	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Vinyl, Double-Hung; Casement	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	1/1; 1 by 1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Jerkin head at front gable; rear end chimney; gabled porch supported on modern square posts (modern porch).		

**History**

<i>First City Directory:</i>	1945	<i>Architect:</i>	Unknown
<i>Original Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Current Use:</i>	Residential		

*Occupation (First Dweller):*

*Notes:* Though most certainly older than 1945, there are no records of this property before that date. The house has been altered significantly, but massing and form still intact; has been rental residential for many years. When the house was first listed in city directories (1945), it was as the residence of Cephis Owens. It was also the site of the Cloverleaf Dairy for a few years beginning in 1963.

**Broadway Historic District**  
**Resource Documentation**

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*Address:*               **1008 Pontiac**  
*Historic Name:*       **Ward 5 Hall**

*Date:*   **1850s?**  
*Level:*   **Contributing**



**Description**

*Style:*               Greek Revival  
*# Stories:*       2  
*Material:*       Vinyl  
*Windows:*       Replacement  
*Window Type:* Vinyl, Double-Hung  
*Pane Type:*     1/1  
*Character Defining Features:*

*Roof Shape:*   Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:*   Rectangular  
*Porch Type:*   N/A  
*# Dormers:*    N/A  
*Dormer Type:* N/A

Shuttered windows; cornice boards and wide frieze board remain.

**History**

*First City Directory:* 1933  
*Original Use:*       Public  
*Current Use:*        Residential  
*Occupation (First Dweller):* N/A

*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* This building was located across present-day Pontiac Street before the road was cut through. It served as the Ward 5 voting hall, but has been rental residential for many years. The house's style and form suggest it was early building in **Broadway**, possibly 1850s.



***Broadway Historic District  
Resource Documentation***

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*Address:*               **1127 Traver**  
*Historic Name:*      **James Watts House**

*Date:*    **ca. 1926**  
*Level:*   **Contributing**



***Description***

*Style:*               Cape Cod  
*# Stories:*        1.5  
*Material:*        Aluminum  
*Windows:*        Original  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*      1/1

*Roof Shape:*      Front Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*      Rectangular  
*Porch Type:*     Full Front  
*# Dormers:*       N/A  
*Dormer Type:*    N/A

*Character Defining Features:*    Front porch screened in; fixed attic window with one vertical, one horizontal muntin.

***History***

*First City Directory:* 1926  
*Original Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Laborer.

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:*   The 1854 plat map shows a house on this lot and city directory listings go back as far as 1896; this is not that early house.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*               **1131 Traver**  
*Historic Name:*       **(N/A)**

*Date:*   **1989**  
*Level:*   **Non-Contributing**



***Description***

*Style:*               Ranch  
*# Stories:*        1  
*Material:*         Vinyl  
*Windows:*        Original  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*       1/1  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     ¾ Front  
*# Dormers:*      N/A  
*Dormer Type:*   N/A

Typical modern ranch with garage attached as an ell; ¾ front porch supported by simple columns.

***History***

*First City Directory:* 1989  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* N/A

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Research on this lot/address dates back to 1887. The address has had consistent dwellers from the 'teens up through the 1970s, so this house is most likely a much more recent addition to the neighborhood.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1137 Traver** *Date:* **ca. 1860**  
*Historic Name:* **Charles & Linda** *Level:* **Contributing**  
**Waite House**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Aluminum, Stucco	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Replacement	<i>Porch Type:</i>	Full Front
<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>	Upright and wing; wing has full-width, shed-roofed porch, supported by square posts resting on a concrete pad; Italianate brackets top off the porch posts; upright also has a full-width, shed-roofed porch supported by flat columns with square capitals; single-story, shed-roofed addition at the rear.		

***History***

<i>First City Directory:</i>	1882	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown		

*Notes:* This Greek Revival begins the concentration of older homes at the south end of Traver. Beginning in 1888, Adam Rietz, a section hand on the Toledo, Ann Arbor and Northern Michigan Railroad, lived here. Rietz sold the house to Edward and Marie Flynn in 1922. The Flynns stayed here until after WWII.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1141-43 Traver**  
*Historic Name:*       **(N/A)**

*Date:*   **1980**  
*Level:*   **Non-Contributing**



***Description***

*Style:*                    Colonial (duplex)  
*# Stories:*            2  
*Material:*             Brick, Vinyl  
*Windows:*            Original  
*Window Type:*       Vinyl, Slider  
*Pane Type:*          1/1; fixed  
*Character Defining Features:*

*Roof Shape:*       Side Gable  
*Roof Material:*    Asphalt  
*Plan Shape:*        Rectangular  
*Porch Type:*        N/A  
*# Dormers:*         N/A  
*Dormer Type:*      N/A

Neo-Colonial duplex with brick veneer lower level, vinyl upper level; bay window; two entry doors, one to each unit in duplex.

***History***

*First City Directory:* 1980  
*Original Use:*         Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* N/A  
*Notes:*

*Context(s):*  
*Architect:*        Unknown  
*Builder:*          Unknown





**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1202 Traver**  
*Historic Name:*       **District 16 School**

*Date:*   **1841**  
*Level:*   **Contributing**



**Description**

*Style:*                Greek Revival  
*# Stories:*         1  
*Material:*         Brick  
*Windows:*         Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*       4/4

*Roof Shape:*       Front Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*       Rectangular  
*Porch Type:*       Front Entry  
*# Dormers:*       N/A  
*Dormer Type:*     N/A

*Character Defining Features:*

Close to road; gable front has cornice returns; new 4/4 windows set into original jack arch openings; ghosts of much longer windows on the street end with a centered door are evident in the brick; porch located on south side of building and has shed roof supported by “+”-shaped posts; several additions (all at the rear) have turned this into a residence; two-story, front-gable addition over a one-car garage and a side-gable, two-story pavilion with skylights also on property.

**History**

*First City Directory:* 1868  
*Original Use:*        Residential  
*Current Use:*         Residential

*Context(s):*  
*Architect:*        Unknown  
*Builder:*         William Perry,  
                          Robert Davidson

*Occupation (First Dweller):* School house

*Notes:* The oldest school building in the city of Ann Arbor, District 16 School was built in 1841. The first schoolmaster was a Baptist minister, Reverend Thomas Holmes. Before the school was built, 70 children attended classes for only a few winter months at the Baptist church. In 1840, \$500 was raised to build a school and the district directors, Josiah Beckley, Robert Davidson, and William Perry, bought a lot from Caleb Ormsby for \$100. Work commenced immediately, and Rev. Holmes was teaching in the new school by late 1841; by 1843, the school year expanded to nine months. In 1855 the 9<sup>th</sup> and 16<sup>th</sup> districts merged, and the new Union School was built.

The school was sold and became home to a succession of families, at least some of them African-American. William Blackburn lived here for one year, in 1901, while working at a billiard hall. Later, in 1908, he became Ann Arbor's first African-American police officer.

*Broadway Historic District*  
*Resource Documentation*

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*Address:* **1205 Traver**  
*Historic Name:*

*Date:*  
*Level:* **Vacant**

*Description*

*Style:*  
*# Stories:*  
*Material:*  
*Windows:*  
*Window Type:*  
*Pane Type:*  
*Character Defining Features:*

*Roof Shape:*  
*Roof Material:*  
*Plan Shape:*  
*Porch Type:*  
*# Dormers:*  
*Dormer Type:*

*History*

*First City Directory:*  
*Original Use:*  
*Current Use:*  
*Occupation (First Dweller):*  
*Notes:* Vacant lot.

*Architect:*  
*Builder:*



**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1206 Traver** *Date:* **ca. 1866**  
*Historic Name:* **John Jaynes House** *Level:* **Contributing**



**Description**

*Style:* Vernacular  
*# Stories:* 2  
*Material:* Clapboard  
*Windows:* Replacements  
*Window Type:* Wood, varied  
*Pane Type:* 1/1, fixed  
*Character Defining Features:*

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* Rectangular  
*Porch Type:* Front Entry  
*# Dormers:* N/A  
*Dormer Type:* N/A

Frieze windows on north (3) and south (1); all other windows newer and are mixture of 1/1, casement, or fixed panes; front of house has a retaining wall of vertical planks and the porch/entry is integrated into this wall; front door flanked by pilasters supporting a simple entablature; at the rear and south of the building is a gable-front, two-car garage with paneled overhead door.

**History**

*First City Directory:* 1868  
*Original Use:* Residential  
*Current Use:* Residential

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Occupation (First Dweller):* Woolen goods manufacturer, Tomlinson & Jaynes.

*Notes:* Simple vernacular dwelling housed a host of laborers, coopers, and teachers. Jaynes' factory on Mill (now Swift) Street, Tomlinson & Jaynes manufactured all kinds of woolen goods. Daniel Crawford, an African-American carpenter, lived her with his family from 1874-80.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1211 Traver**  
*Historic Name:*       **Horace Church House**

*Date:*   **ca. 1845**  
*Level:*   **Non-Contributing**



***Description***

*Style:*               Greek Revival  
*# Stories:*       2  
*Material:*        Vinyl  
*Windows:*        Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*      1/1  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:* Asphalt  
*Plan Shape:*    T-Shape  
*Porch Type:*    Entry  
*# Dormers:*     N/A  
*Dormer Type:*  N/A

Upright and wing; large, two-story, gable-roof rear wing has a porch tucked under the second floor; gable ridgeline of wing can be seen over the ridgeline of the front section and has two, small, triangular windows set into it; the front door is set far left of the front façade and has a sidelight on one side; sliding frieze window on left front; over some of the first-story windows are vestiges of peaked window hoods.

***History***

*First City Directory:* 1868  
*Original Use:*        Residential  
*Current Use:*        Residential  
*Occupation (First Dweller):* Unknown

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Although significantly altered, this house begins a set of four Greek Revivals, including the Armstrong House on the west side of Traver. This house served as home to a variety of laborers such as carpenters, coopers, teamsters, and cabinetmakers.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1219 Traver** *Date:* **1851**  
*Historic Name:* **Solomon Armstrong House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	2/2, 6/6	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Single-story gabled wing at rear; front porch has a low-pitched hip roof supported by square posts with brackets, resting on square piers with chamfered corners and matching wall pilasters; entry door on the right has sidelights; house retains its cornice returns, wide frieze boards; first-story sash = 2/2, second-story sash = 6/6.		

***History***

<i>First City Directory:</i>	1868	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Carpenter/builder.		

*Notes:* This house and that next door, 1223 Traver, form a remarkably intact example of an early Ann Arbor streetscape. Solomon Armstrong arrived in Ann Arbor with his father, Jacob, and his sons, Frank and John. He worked on the Lund House and the Kellogg Mill and probably many other homes in the neighborhood.

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1223 Traver** *Date:* **ca. 1840s**  
*Historic Name:* **Jacob Armstrong House** *Level:* **Contributing**



***Description***

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Front Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	2/2, 6/6	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Narrow upright with flanking shed-roofed wings tucked under eaves (hen and chicks); front porch has low-pitched, hip roof supported by square Doric columns with brackets; first-floor sash = 2/2, second-floor sash = 6/6.		

***History***

<i>First City Directory:</i>	1868	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Carpenter/builder.		

*Notes:* Rare example of hen and chicks Greek Revival, which, with 1219 Traver, form a unique, intact set of mid-nineteenth-century homes. Built (or moved from farther on Traver) in the mid-1840s, this house was owned by Jacob Armstrong, father of Solomon. Armstrong was a carpenter from Ballston Spa, New York. He, his sons, and grandsons all worked as carpenters in Ann Arbor.



***Broadway Historic District***  
***Resource Documentation***

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*Address:* **1229 Traver** *Date:* **1851**  
*Historic Name:* **Zebeda Beckley House** *Level:* **Contributing**



***Description***

*Style:* Greek Revival  
*# Stories:* 2  
*Material:* Brick/Stucco  
*Windows:* Original?  
*Window Type:* Wood, Double-Hung  
*Pane Type:* 6/6  
*Character Defining Features:*

*Roof Shape:* Front Gable  
*Roof Material:* Asphalt  
*Plan Shape:* L-Shape  
*Porch Type:* Entry  
*# Dormers:* 3  
*Dormer Type:* Segmental

House has several additions; original front-gable brick house has cornice returns; segmental-roofed dormers open up the second floor, two on south and one on north; two-story, gabled wing on north, finished with stucco; shed-roof addition tucked into bend of ell, which has two windows and attached trellises between; gabled vestibule attached to right front of original upright and has aluminum (shed) awning over the door; south rear has a one-story, polygonal sun porch addition.

***History***

*First City Directory:* 1860  
*Original Use:* Residential  
*Current Use:* Residential  
*Occupation (First Dweller):* Unknown.

*Context(s):*  
*Architect:* Unknown  
*Builder:* Unknown

*Notes:* After Beckley's ownership house passed to shoemaker Thomas Speechly, who lived there until 1915. In 1922, Donal Haines, an assistant professor of Journalism (UM), bought the house and lived there until well after WWII. According to Alexis Lahti, he also put Ann Arbor's first in-ground pool in the backyard.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1230 Traver**   *Date:*   **ca. 1900**  
*Historic Name:*       **Nellie Darling House**   *Level:*   **Contributing**



***Description***

<i>Style:</i>	Vernacular	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Asphalt	<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>	Brick foundation; shed-roofed greenhouse addition on right rear; older shed-roofed addition at rear; an addition only slightly wider than the window in which it faces the street sits to the left, under a roof extension; shed-roofed chicken coop with shiplap siding at the rear of the property, to the south; hipped-roof, two-car garage sits at the north rear, built of stone-faced block and retaining one pair of original hinged doors; outhouse next to garage, sheathed in vertical tongue-and-groove siding.		

***History***

<i>First City Directory:</i>	1900	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Unknown.		

*Notes:* House and outbuildings represent a nearly intact group of late-nineteenth-century and early-twentieth-century urban agricultural structures.

Although little of note happened in this house, it is unique for the pattern it represents. At the turn of the twentieth century, many urban farmers kept chickens, raised vegetables and fruits, and were moderately

self-sufficient in some of their foodstuffs. Most of the outbuildings which supported urban agriculture of this sort have long since disappeared, but this house, with the chicken coop, the fenced and divided yard, the fruit trees and the outhouse, retain most of the components of just such a household.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1308 Traver** *Date:* **ca. 1860**  
*Historic Name:* **Eli Manly House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Greek Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1.5	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Full Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	6/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Frieze board and frieze windows intact; single-story, shed-roof addition to rear; front porch has low-pitched, hip roof supported by square posts, with bases and capitals resting on a shingled balustrade; all windows 6/1.		

**History**

<i>First City Directory:</i>	1878	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Treasurer/collector.		

*Notes:* Very neat example of Greek Revival architecture. Eli Manly and his family lived here from 1860 to 1896. Manly served in several public positions, including as treasurer and collector for the city of Ann Arbor from 1869-73.





***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1321 Traver**  
*Historic Name:*       **Burton Hilbert House**

*Date:*   **1934**  
*Level:*   **Non-Contributing**



***Description***

*Style:*            Colonial Revival  
*# Stories:*       2  
*Material:*       Vinyl  
*Windows:*       Replacement  
*Window Type:*   Wood, Double-Hung  
*Pane Type:*     1/1; some 6/6  
*Character Defining Features:*

*Roof Shape:*     Side Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*     Rectangular  
*Porch Type:*     N/A  
*# Dormers:*      1  
*Dormer Type:*    Gable

Large gabled dormer protruding from the ridgeline; belt course trim separating upper/lower levels.

***History***

*First City Directory:* 1934  
*Original Use:*       Residential  
*Current Use:*       Residential

*Context(s):*  
*Architect:*       Unknown  
*Builder:*         Unknown

*Occupation (First Dweller):* Partner, Pielemeier & Hilbert.

*Notes:* Significantly altered dwelling. Sited behind Lund House on Pontiac and reached from Lund House, but with Traver address. Formerly part of Lund farm site.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1323 Traver** *Date:* **1930**  
*Historic Name:* **John A. & Avina Peterson House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Bungalow	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	1	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Clapboard	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Front
<i>Window Type:</i>	Wood, Double-Hung	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	3/1	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>	Single, large, half-timbered gable over front porch (enclosed); all windows are 3/1 ribbon; front portion has pyramidal roof.		

**History**

<i>First City Directory:</i>	1930	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	John is listed as a wood finisher.		

*Notes:* House set behind Lund House and reached from Lund House, but with Traver address. This house, the altered Colonial at 1321 and the chicken coop, all illustrate the Ward's reuse of the land surrounding their grand house.





**Broadway Historic District**  
**Resource Documentation**

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*Address:*                   **1335 Traver**  
*Historic Name:*       **Sumner Hicks House**

*Date:*   **1846**  
*Level:*   **Non-Contributing (moved 2002)**



**Description**

*Style:*                   Greek Revival  
*# Stories:*           1.5  
*Material:*           Clapboard  
*Windows:*           Replacement  
*Window Type:*      Wood, Double-Hung  
*Pane Type:*         1/1  
*Character Defining Features:*

*Roof Shape:*       Front Gable  
*Roof Material:*   Asphalt  
*Plan Shape:*       Rectangular  
*Porch Type:*       ¾ Front  
*# Dormers:*        N/A  
*Dormer Type:*     N/A

Classic upright and wing; sidelights around front door; frieze boards intact; hip-roof ¾ front porch supported by slender round columns.

**History**

*First City Directory:* 1868  
*Original Use:*        Residential  
*Current Use:*         Residential  
*Occupation (First Dweller):* Miller.

*Context(s):*  
*Architect:* Unknown  
*Builder:*    Unknown

*Notes:* Hicks bought the land for his house in 1846 and built this house. He sold it in 1871 to William Campbell. Campbell lived here during the 1870s, rented it to the Storms family, partners in his woolen mill, then sold to James Babcock in 1894. This home is shorter than most upright and wings. House was moved from 936 Wall Street in 2002; windows were replaced and front porch, which had been removed during the house move, was put back on when it was sited on Traver. Part of the cluster of smaller homes that have Traver addresses but are accessed from Pontiac, near the Lund House.

***Broadway Historic District***  
***Resource Documentation***

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*Address:*                   **1341 Traver**                   *Date:*   **1940**  
*Historic Name:*       **Lauren & Elaine Jedele House**   *Level:*   **Contributing**



***Description***

<i>Style:</i>	Colonial Revival	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Shingle	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Entry Portico
<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 elements; small, shed-roofed addition on north; centered, shed-roofed portico over front door, supported by square posts set on a concrete pad; single-story, front-gable, two-car garage to the rear and north of the property; shingled gable of garage matches house.		

***History***

<i>First City Directory:</i>	1940	<i>Context(s):</i>	
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown
<i>Occupation (First Dweller):</i>	Lauren was a bookkeeper for Swift & Company.		
<i>Notes:</i>	Fine example of the architecture for simple single-family homes in the neighborhood.		

***Broadway Historic District***  
***Resource Documentation***

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*Address:* **Plymouth Road, off Broadway**      *Date:* **1930s**  
*Historic Name:* **Plymouth Parkway Park**      *Level:* **Contributing**



*Acreage:*      6.02  
*Amenities:*      Play area; walking trails; picnic tables. Park is located on both sides of Plymouth Road.

***History***

Plymouth Parkway Park was conceived of as a result of a 1930s Works Progress Administration improvement project. Ann Arbor's first parks superintendent, Eli Gallup, was determined to carry out a program of creating beautiful entries into the city, even during the Great Depression. Gallup's vision turned a former gravel pit into a rocky glen and landscaped pond.

The plan for Plymouth Parkway Park was one of the showiest in Ann Arbor. It included a waterfall descending into a series of pools beside Plymouth Road near Broadway Street. Having been cut through in the 1920s, this portion of the road seemed to have great potential as a scenic parkway leading into the downtown area of the city. Gallup's wife, Blanche, designed the Plymouth Parkway Park improvements. Blanche was a landscape designer and partnered with her husband in many of his projects. To complete the project, an untrained but willing crew from the welfare relief system carried water from a natural spring 1,000 feet uphill from the site. Materials were donated by the Chamber of Commerce, the Ann Arbor Garden Club, the County Road Commission, the Northville Fishery, and citizens of the city.

As park development styles across the country changed to accommodate a growing interest in active sports after the war, the high level of maintenance required at Plymouth Parkway Park no longer seemed worth the effort or the cost. The rocky glen beside Plymouth Road became obscured by vegetation and the stream ceased to flow when the Water Department inadvertently cut off the park's supply while performing routine maintenance on Traver Street.