

THE CHARLES BROTHERTON HOUSE

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The document below contains the information as presented to the State of Michigan for the listing of 606 Ogden Avenue, Escanaba, Michigan, on the State Historical Register. It was awarded that designation on October 12, 1990. Supplemental material has also been added to the text below.



Charles Brotherton House as of 2020

TABLE OF CONTENTS

- Part 1 – The significance of the house
- Part 2 – Brotherton's ownership of the house
- Part 3 – Biographies of Charles and Delevan Brotherton
- Part 4 – List of owners of property, including biographical information
- Part 5 – List of tenants
- Part 6 – Architect and contractor
- Part 7 – Exterior of the house
- Part 8 – Interior of the house
- Part 9 – Grounds
- Part 10 – Footnotes
- Part 11 – Sources

PART 1 – THE SIGNIFICANCE OF THE HOUSE

The significance of the house is that it was the principal home of Charles E. Brotherton, who was a pioneer settler of the Upper Peninsula. Although he did live in another house for first five years in Escanaba, he had the house built at 606 Ogden Avenue in 1873 and lived there until his death in 1908. The house can be considered a landmark because of the contributions that Charles and the other members of his family made to the community.

Charles Brotherton as Pioneer

The definition of the word *pioneer* in the American Heritage Dictionary (3rd edition, 1993) is *one who ventures into unknown or unclaimed territory to settle...Leading the way; trailblazing.*

Charles Brotherton certainly fits the definition, as he is worthy of the claim: *Mr. Brotherton is distinctively a pioneer of the Northern Peninsula. (1)*

When he came to Marquette as a government surveyor in 1852, at the age of eighteen, the settlements in the Upper Peninsula were few and sparsely populated and *the country was all new and wild. (2)*

The settlement of Marquette had only 35 houses when he arrived, and the population was probably in the neighborhood of 200 to 300. The population county in the 1850 census was 135.

Charles was hired by Peter White to survey the land from Marquette south to the mouth of the Menominee River for the purpose of building a connecting road. *In the winter of 1853, he examined the first lands entered on the Menominee Range. (3)*

Charles E. Brotherton, surveyor and explorer had thoroughly the country that lay between Marquette and Menominee, being engaged in the survey of lands in the last-named range as early as 1853; in 1854 he examined the lands for 70 miles up the Escanaba, and in 1857 for 30 miles up the Ford River... (4)

He was surveying the Escanaba area ten years before the influx of early settlers to Escanaba began in 1864. *When he first saw the site of Escanaba the first tree had not been cut here – in fact he was here in advance of the ‘blazed’ road so well known to the frontiersmen. (5)*

In blazing the trails and opening up this vast land for settlement, he encountered the adventures and hardships common to pioneers. He met up with wolves and bears, waged war with black flies and encountered Indian dangers. He went hungry, lost sleep, got sick, suffered unbearable cold, encountered fierce snow storms, endured isolation and lacked shelter and adequate supplies.

These men (land lookers), technicians, with compass and map were able and hardy, courageous and adventuresome. Their task was to locate a stand of white pine of satisfactory quality for cutting. Some of these men first visited the Escanaba area as members of the original government survey parties of the 1840s. Their survey notes and records, incredibly neat and accurate considering the difficulties under which they worked, are a tribute to their skill.

Among such men was Charles E. Brotherton, who in the early 1850s had began surveying and exploring in the region between Escanaba and Marquette...Frank Brotherton, Howard Bridges, and Albert Kidder were among other surveyors whose names are remembered from the days when only trails among the big trees linked the few settlements along the lake shores. (6)

Charles lived the pioneer life, and he recorded his life events for posterity. He kept a diary of his experiences as a surveyor from 1852 to 1880. His son, Delevan, continued the tradition from 1881 to 1941.

The Rev. F. X. Barth made reference to the diary in an article he wrote for *Michigan History Magazine* in 1917. *Since we started in Delta County, which is only a few days past, I have received seven volumes of written memoirs, kept as a diary by the Government Agent, Mr. Brotherton, who surveyed the old mail routes in the Upper Peninsula. Not only is it a valuable addition to knowledge upon the subject with which it deals directly, recording the old-time mail routes and their history, but the author tells about the wild life there in the early days, about the rivers and the romantic history of our wonderful waters. He writes so interestingly why it is the deer thrive in the Upper Peninsula, which for size, beauty, quantity and quality, are unrivaled in North America – because of the invigorating climate, the succulence of our vegetation, and the purity of our waters... (7)*

Charles Brotherton as Surveyor

Charles spent most of his time in the woods. He was away from his house for weeks at a time. *His life work has been surveying, much of his time being spent in the woods and on the frontier. (8)*

He lived in the Upper Peninsula for 56 years and during that time explored the pristine wilderness from Marquette and Menominee west into Wisconsin. *Except for Mr. Burt and Stiles of Marquette, he is the oldest surveyor on the Upper Peninsula and for the past twenty years has probably seen and examined more of the lands here and in Northern Wisconsin than any other man. (9)*

He was respected and consulted for his knowledge. *He was one of the best informed men in land matters in the Peninsula. (10)*

He was also considered to be an excellent surveyor. *This company (Lake Superior Ship Canal Railway and Iron Company) in selecting the lands allotted in its grant engage the services of the three Brotherton boys (Charles, Frank and August) of Escanaba. They were the very best land lookers and iron hunters in all the Lake Superior region. (11)*

Charles Brotherton as Employee of the Chicago and Northwestern Railroad

The coming of the Chicago and Northwestern Railroad to the Central and Western Upper Peninsula allowed the region to develop because it created a link from the iron mines to the ore docks in Escanaba and to the railway system west of Lake Michigan. *Despite the civil creation of the county (Delta) in 1843, it did not commence to develop out of a backwoods country until 1863 when the Chicago and Northwestern Railway began to push its line through the wilderness between the new county seat and Negaunee and completed ore dock no. 1 at Escanaba. (12)*

The Chicago and Northwestern Railroad was constructed from Menominee to Quinnesec and Escanaba in 1872. The line reached Iron Mountain in 1879, Iron River in 1882 and Ironwood in 1884, bringing about the development of these regions as well.

Charles began working for the Chicago and Northwestern in 1865. *He was connected with the Chicago and Northwestern Railroad for many years, for at least forty consecutive years being in the land department. (13)*

When plans were made to thrust the Northwestern line into the peninsula, C. E. was a surveyor with the engineers who mapped the route, beginning in 1868, and from that time until his death in 1908, he remained in the C & NW employ. (14)

As an employee of the C & NW of such duration, dating from the earliest times of the railroad in the Upper Peninsula, he directly participated in the development of the region that the railroad brought about.

Charles's brothers, Frank and August, and his son, Hugh, all played significant roles in the development of the region. *H. O. Brotherton and his father spent nearly 90 years working for the C & NW. The Chicago and Northwestern Railway is a tradition with the Brotherton Family (Charles and Hugh). Together they played important roles in the line's timber interests from the time the original survey was made for the trackage until all those trees there were first a barrier to the railroad had been cleared... (15)*

Many of the men in the Brotherton Family were railroad minded, and, in connection with our particular concern for the history of Marquette County, they became part of our local history when the Peninsula Railroad was finally extended from Escanaba to Negaunee... (16)

Charles Brotherton's Relationship to Significant Figures in Upper Peninsula History

Charles had an early acquaintanceship with William Burt, who was the inventor of the solar compass. Burt's surveying party discovered the first iron ore in the Upper Peninsula near Negaunee's Teal Lake in the fall of 1844.

Charles's son, Delevan, tells in his diary that it was this acquaintanceship with Mr. Burt that induced his father to come to the Upper Peninsula. *Mr. (Wm.) Burt had several sons and John and Austin both helped their father in the surveying of the Upper Peninsula during the years from 1844 to 1856. They lived on a farm next to my grandfather's (Almerin Brotherton) in Oakland County near Rochester.*

In 1851, while visiting a grandfather's, my father (Charles Edwin Brotherton) became acquainted with the Burts and arranged to

accompany one of their surveying parties north the next year. That was how he came to leave the farm and became an Upper Peninsula woodsman... (17)

Charles worked for Peter White, who is generally considered to be the First Man of Marquette and its most prestigious historical figure. *In 1854 a committee headed by Peter White hired C.E.B to find a route suitable for building a road to connect with Menominee. (18)*

Charles also helped lay the foundation for John Munro Longyear's fortune. Mr. Longyear was a land-looker, timber cruiser and land agent for the Keweenaw Canal Company and, eventually, a wealthy mine owner and very influential citizen of the Upper Peninsula. *The Brotherton boys, of Escanaba, doing the practical work, and John M. Longyear, the clerical, for the Lake Superior Ship Canal Railway & Iron Company, had made valuable land grant selections along what has been developed since as the Gogebic Range. While doing this work, Mr. Longyear laid the foundation for his great fortune by securing money backing and taking up lands adjoining, utilizing the Brotherton information for the purpose of obtaining a quarter interest in everything this entered. (19)*

Upon their reports (the Brotherton boys'), all the Canal Company's lands were chosen. These had to be alternate sections. Mr. Longyear had all the information supplied by the data gathered by the Brothertons. He secured financial backers and bought the lands lying between the Canal Company's properties. It just so happened that most of the mines found turned out to be on the Longyear lands. The fortune that was won in this way runs into the multiplied millions. (20)

Charles Brotherton as Important Member of His Community

Charles played an important role in the development of Delta County and Escanaba and was active in the community. *He has not only witnessed the growth and development which have taken place here, but he has also been an active participant in bringing about this change. (21)*

He came to Escanaba, and in the development and advancement of the interests of this part of Delta County became

active and influential. He was County Surveyor several times; was Supervisor of the Township before it was incorporated, and Supervisor of his ward after it was incorporated. (22)

He served six terms on the Board of Supervisors during the period 1875 to 1898. *He has served on the Board of Supervisors of Delta County almost continuously since 1875. (23)*

His interest in religion is demonstrated throughout his diary. *He was very prominent in the Methodist Episcopal Denomination, and was one of the organizers, and a charter member of the First Methodist Episcopal Church formed in Escanaba. (24)*

Charles Brotherton as Member of an Historically Significant Family

Charles had brothers who significantly contributed to the development of the Upper Peninsula.

His brother, Frank, was born in Oakland County in 1850 and joined Charles in Marquette in 1865. At first, he worked as a chore boy for W. L. Wetmore, who was in mining. After a while, he entered the employ of the Chicago and Northwestern Railroad. *For forty-four years a resident of the Northern Peninsula, Frank H. Brotherton has been prominently identified with the development of its more important resources, and as one of its leading surveyors is, mayhap, as much acquainted with its mining and timber interests as any other one person. (25)*

Mr. Brotherton (Frank) has during his entire active life been connected with the mining and lumbering interests of the Upper Peninsula. (26)

As mentioned previously, he was considered a pioneer. *Frank Brotherton, Howard Bridges and Albert Kidder were among other surveyors whose names are remembered from the days when only trail among big trees lined the few settlements along the lake shores. (27)*

Frank was associated with significant historical figures in Upper Peninsula history, such as geologists Brooks and Pumpelly, who issued landmark studies of the copper and iron regions of the Upper Peninsula. *Mr. Brotherton was afterwards associated with Professor*

Brooks and Pumpelly assisting in the geological survey of the Northern Peninsula. (28)

Also, as explained earlier in this discussion, Frank and Charles helped lay the foundation for Longyear's fortune. Frank was also a member of the Escanaba City Council.

Charles's brother, August, was a surveyor and worked for the Chicago and Northwestern. He, too, helped supply the information that Longyear used to build his fortune.

Another brother, Wilson, was a surveyor and a cousin, George, was a land explorer. Both worked in the Upper Peninsula. *He (George) came to the Upper Peninsula in 1877, and since then has been engaged in exploring and examining mineral and timber lands. (29)*

Charles's son, Delevan, was born in 1867 in Marquette. He was owner of the house at 606 Ogden Avenue from 1909 to 1915. Throughout his teenage years, he spent his vacations with his father, working in the woods. He was County Surveyor, City Engineer, and Supervisor of the Fourth Ward of the city. He planned roads, established the grade for sidewalks, drew specification for the city sewer system and laid out the city park. He also maintained the Brotherton Diary. His entries in the diary are important in that they provide insight into a child's life during that period.

Another son, Hugh, was born in the house at 606 Ogden Avenue. *His father took him on excursions into the woods as a boy. When Hugh was 14 years old he drew his first pay from the railway as a member of a timber estimating crew managed by his father, working in Wisconsin. (30)* Hugh worked for the Chicago and Northwestern Railroad for 45 years, and he and his father spent a combined 90 years working for the railroad.

Frank Brotherton's son, Ray, was born in 1883. He was a registered civil engineer and land surveyor. In 1904, Ray...*became engineer for the Land Office of the Cleveland-Cliffs Iron Co., a position he held until his retirement on November 1, 1953. As land department engineer...he kept detailed surveying and land-looking records for the company's land and timer holdings in Michigan. In this position, he became a land description authority, particularly for Luce, Alger and Marquette Counties. (31)*

Ray was City Engineer for Negaunee from 1906 to 1913 and Munising from 1908 to 1916. He was a historian, and he served as President of the Marquette County Historical Society. He also drew up significant historical maps of the region. *He wrote many articles...for the Michigan State Historical Society...and also for the publications of the Great Lakes Historical Society. The Mining Journal (Marquette) published many of his articles. (32)*

Ray's son, John, was surveyor of the land Management Department of Cleveland-Cliffs.

Charles Brotherton's influence within his family, as eldest brother and father, inspired family members to make significant contributions to the Upper Peninsula. The house at 606 Ogden Avenue can be considered a landmark to the considerable contributions of the Brotherton Family to the Upper Peninsula.

PART 2 – BROTHERTON'S OWNERSHIP OF THE HOUSE

The year that the house was built at 606 Ogden Avenue is established by an entry in the Brotherton Diary, dated 1873. *Moved from Harrison Avenue to 606 Ogden Avenue.*" The year is substantiated by an article which appeared in the *Daily Mining Journal (Marquette)* in 1939. *Hugh (Brotherton) was born in Escanaba, in a house that still stands at Ogden Avenue and Sixth Street, formerly Wolcott Street, on February 12, 1874...*

Zora Brotherton Collins said that Charles had the house built, but no public record exists in the Register of Deeds Office that refers specifically to 606 Ogden Avenue (Lots 1 and 2, block 33) until 1883 when Charlotte Ludington issued a quick-claim deed to the property to Ephraim H. Denison, her attorney. **(76)**

That same year there is reference for the first time in a public record to Charles Brotherton living at the residence. The tax assessment books located at the State Archives in Lansing indicate that Charles paid taxes on Lots 1 and 2, Block 33 of \$930. He continued to pay taxes on the property every year from then on.

Charles acquired the warranty deed to the property in 1886. On January 2, 1886, he received the deed from E. H. Denison and Daniel Wells to their interest in the Lots 1 and 2, Block 33. On March

1, 1886, he received deed from the executors of the Perry Smith estate to their interest in Lots 1 and 2.

The ownership of the property goes back to April 2, 1864, when *Harrison Ludington, Nelson Ludington and Daniel Wells Jr., owners of Fractional Section 29 and the East part of Section 30, Town 39., of Range 22 West, cause the same to be surveyed and subdivided into lots, blocks, streets and alley and consented to and confirmed the plat of said lands as surveyed and certified to by E. P. Royce, Surveyor, and said owners named the place Escanaba... (33)*

By 1883, Nelson Ludington had died. On December 22 of that year, Charlotte Ludington issued a quit-claim deed to Lots 1 and 2, Block 33, to Ephraim H. Denison, her attorney, for a sum on one dollar.

Charles Brotherton received his deed in 1886 from Denison, Wells and Smith for a total consideration of \$625. Apparently, Nelson Ludington's death made it necessary for Charles to pay taxes in 1883 and purchase the property in 1886. But apparently all interest in the property must not have been conveyed to Charles in 1886 because there is a quit-claim deed from Ephraim H. Denison to Charlotte Ludington on September 1, 1891, which for one dollar, conveyed the interest that parties had not conveyed away prior to that time to Lots 1 and 2, Block 33. There is no record in the Register of Deeds Office that conveyed this interest to Charles Brotherton at a later date, but it must have occurred.

On May 27, 1887, Charles took out a mortgage on the property of \$500 from the Greenhoot Brothers. On March 24, 1888, the Greenhoot Brothers assigned the mortgage to Bernard Scheftels. On May 27 of the same year, Bernard Scheftels discharged the mortgage to Charles.

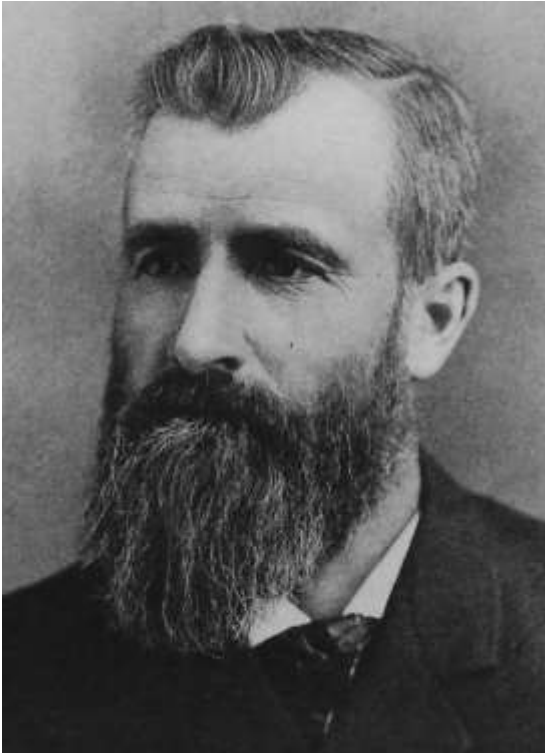
On October 11, 1890, Charles took out another mortgage on the property from the Greenhoot Brothers on \$800. On January 15, 1901, the Greenhoot Brothers assigned the mortgage to Bertha Greenhoot of Chicago. On April 6, 1910, Bertha Greenhoot discharged the mortgage to Charles.

Charles Brotherton died in 1908. On May 10, 1910, a guardian's deed was issued from Frank Brotherton, guardian of the

estate of Carrie Brotherton, mentally incompetent, to Delevan Brotherton for the sum of one dollar.

PART 3 – BIOGRAPHIES OF CHARLES AND DELEVAN BROTHERTON

CHARLES BROTHERTON



Charles Edwin Brotherton was the first owner of the house at 606 Ogden Avenue. He lived there thirty-five years from 1873 until he died on October 30, 1908.

He was born in Connecticut on July 12, 1834, the first of six children born to Almerin and Mary Marsh Brotherton. The other children were Frank Herbert Brotherton (b. 1850, Mich.), William Henry (b. 1838), Augustus Marsh (b. 1845), Florence Jane (b. Mich.) and Wilson Fenner (b. 1855, Ohio).

Charles, Frank, Augustus and Wilson all became surveyors (The terms surveyors, land examiners, explorer and land lookers are used interchangeably in this discussion) and worked in the Upper Peninsula.

William was a farmer living in Chocolay Township in Marquette in 1860. On August 15, 1862, at the age of twenty-four, he enlisted in Company B, 27th Infantry. He attained the rank of corporal. He was taken prisoner at Spottsylvania, Virginia on May 12, 1864. He died in prison and is buried at the National Cemetery in Andersonville, Georgia.

Mary Marsh was born in Maine. Her family came to America from France in the 16th century, and some of the Marsh men were soldiers in the Revolutionary War. She died prior to her husband of an unknown cause.

Almerin was born in Connecticut. His family came to America around 1700 from Manchester, England. He married his second wife Celestia Annette Lowell of Vermont around 1855 and had two children with her. After Almerin's death, Celestia moved to Marquette to live, and she died there in 1904.

In 1836, when Charles was two years old, the family moved to Rochester, Oakland County, Michigan, where Almerin was reunited with his father David. There was another Brotherton by the name of Francis who had moved to Oakland County from Connecticut in 1825 and who died in Pontiac in 1890.

Almerin was a farmer and carpenter in Michigan. Living on a nearby farm were William Burt and his sons, John and Austin. Mr. Burt was the inventor of the solar compass, and it was his surveying party who discovered the first iron ore in the Upper Peninsula near Negaunee's Tal Lake in the fall of 1844.

Charles became acquainted with the Burts, and in 1852, he accompanied them to Marquette to help in the government land survey. He was eighteen years old at the time. The survey of Northern Michigan and Wisconsin, which occurred throughout the 1850s, measured the land into six-mile-square townships and one-mile-square sections.

When Charles came to the Upper Peninsula, he was met with a primitive, heavily forested wilderness. However, there was mining activity in the Marquette area. The Jackson Mine had begun operations in Negaunee in the fall of 1846, and the Articles of Co-partnership of the Marquette Iron Company were drawn up in 1849.

The settlements were few and sparsely populated. The first home was erected in the Marquette area in 1847. By 1849, there was a hotel and post office. The first census of Marquette, taken in the summer of 1850, showed a population of 135 and 18 dwellings. There were 35 houses in 1852 when Charles arrived. The population of neighboring Negaunee in 1855 was 12.

In 1854, a committee was formed, headed by Peter White, for the purpose of overseeing the building of a wagon road from Marquette south to the mouth of the Menominee River, and Charles was hired to survey the land between the two settlements.

In February and March of 1854, he examined lands of the Menominee Range. The trip was taken on snowshoes. One day, at the mouth of the Menominee River, he and other surveyors met up with a band of 1500 "semi-hostile" Indians. But trouble was avoided, and the Indians left peacefully.

In 1854, Charles was examining lands along the Escanaba River from its mouth to seventy miles upstream. At that time, there was only one house within the present boundaries of Escanaba, across from where the House of Ludington currently stands.

There had been some activity at the mouth of the Escanaba River since 1838 when Louis Roberts, an Indian trader, and his family lived there. In 1846, the Ludington Company acquired the property for lumbering purposes.

As a surveyor, Charles lived a great part of his life in the forest. Sometimes he would go for weeks without seeing another human being. He camped out in a tent (whenever he was equipped with one) and had to hunt game (very often partridge) for food.

There are notes in Charles' diary that tell of his appreciation for the pristine woods, but other times the wilderness was a hardship for him. *We built up a good fire. Made some tea, ate some cheese and crackers and cookies and with a good smoke concluded we could sleep with our noses in three feet of snow. (53)*

Had a good night-rest of it. It commenced raining about 8 o'clock and we had no way to shelter ourselves from it but to roll up in our blankets and weather it through till morning. (54)

We examined our provisions this morning and found we had enough in all for two good meals and we had three hard days travel

before us. We ate a few crumbs of crackers for breakfast and started...Our supper consisted of a small piece of pork each and about two handfuls of crumbs or crackers. (55)

The mice seem to have gotten possession of the camp before we did. They troubled our sleep last night considerable. One bit the dog and scared him badly. One crawled up on Mr. Hungerford's pantaloon legs and scared him as bad, and they seemed to be trying to make nests of my whiskers as every few minutes they came along and gave them a pull. (56)

Every winter saw the same long tiresome waiting for mails from the close of navigation to the advent of the first dog train across the peninsula. And again in spring, from the softening of the snow trail overland till the opening of navigation, the country on the south shore of Lake Superior was cut off from all communication with the outside world. (57)

Charles seemed to appreciate his contacts with civilization. His interest in religion and music is demonstrated throughout his diary. *Went to church in the evening. Heard a good sermon from Rev. M. White. (58)*

In December of 1855, he was working near the Sturgeon River Mill, in the present Nahma location. While there one evening, he had occasion to hear a woman play the piano. To use his words, *It put new life into me.*

Sometime during the period 1852-1855, Charles met Orpha Cornelia Bishop, a native of Essex County, New York, living in Marquette.



Orpha Bishop Brotherton

She was born on November 11, 1842, and was the daughter of Delevan and Pamela Alden Bishop. Charles and Orpha were married by the Rev. H. W. Brown on May 23, 1855, and they settled down in Marquette. Orpha was fifteen years old at the time, and Charles was twenty. They had two children in Marquette. Ida Marie was born June 23, 1865 and Delevan Almerin was born January 21, 1867.

The members of the Brotherton Family were witness to a period of growth and prosperity in Marquette in the 1860s brought about in part by the demand of iron generated by the Civil War. Marquette was incorporated as a village in 1859, and its population in 1860 was about 1,000. In 1863, Marquette had five paved streets, and the Chicago and Northwestern Railroad had connected Negaunee to Marquette.

In 1860 Charles was living in Chocolay Township in Marquette, and his occupation was listed in the census and farmer. His farm had a real estate value of \$200. In the 1864, Marquette County Census, he was also listed as a farmer in Chocolay Township.

In 1865, Charles worked for the Peninsula Railroad, exploring their lands, and then he became land examiner for the Chicago and Northwestern Railroad in 1865. Also that year, his brother Frank moved to Marquette from Oakland County. Frank was fifteen years old at the time, and he boarded with Charles. At first, Frank was a chore boy for W. L. Wetmore, who was in mining. But after a while, Frank was also working for the Chicago and Northwestern. At a later date, Frank assisted Professor Brooks and Pumpelly in their geological survey of the Upper Peninsula. Pumpelly surveyed the copper regions and Brooks the iron regions. Both of these geologists' reports were landmark studies that greatly influences all subsequent surveys.

Escanaba, like Marquette, was feeling the prosperity of the 1860s. In 1862, N. Ludington, D. Well, Perry Smith and George Dunlap bought the property in the area of present downtown Escanaba. They had the property surveyed into lots, blocks, streets and alleys by Eli P. Royce and recorded the plat in 1864, naming it Escanaba.

In 1863, work had begun on the building of docks. Also built that year were two boarding houses and a store. The first private

residence was built in 1864 by J. N. Hiller on the property where the current house at 1021 1st Avenue South now stands. Frank Brotherton lived at this address from 1887 to 1918.

By the end of 1864, there were a dozen private residences, three hotels and a small post office. There were between forty and fifty residence in 1865, and the population had grown to around 400. The first iron ore was shipped from Escanaba that year, and there were many dock-construction and railroad laborers in the community.

Escanaba was incorporated as a village in 1866. It had six miles of water mains at the time. The first regular store built in the village was opened by the Atkinson Brothers in 1866, and the three-hundred block of Ludington Street (where the State Office Building current is) contained a restaurant, boarding house, shoemaker's shop, butcher shop and four saloons. The only establishment that did not seem to serve liquor was the shoemaker's shop. Escanaba was overrun with saloons all through its early history. Charles probably did not frequent these drinking establishments, though, as he was a believer in the temperance movement.

In 1867, Charles acquire eighty acres of land in what is now Baldwin Township of Delta County. In 1868, he obtained eighty additional acres of adjacent land and also moved his family to Escanaba, and possibly for good reason since it was also the year of the great fire in Marquette, which destroyed so much of the downtown area of the city.

Charles moved his family into a house at 111 Harrison Avenue (south one-half of lot twelve, block fifteen of the original plat of the Village of Escanaba). The address was later changed to 111 S. 5th Street.



Charles Brother first residence in Escanaba at 111 S. 5th Street. It was torn down in 2007.

Charles's brother Frank visit Escanaba in 1868. *The town (Escanaba) was much larger than when I was there last, many fine residences had been built and two very good hotels, but the yards were not fenced and many pine stumps stood in the middle and sides of the streets., allowing the winding wagon trails to pass between them, as few of the streets were graded...***(59)** By 1870, the population of Escanaba was approaching 1,200.

The Methodist Episcopal Church of Escanaba was organized in 1870, and Orpha was a member of the church's first class. This church burnt to the ground and was rebuilt beginning in 1881. Charles was one of the organizers of the First Methodist Church and a charter member. There is a Brotherton stained-glass window in the sanctuary.

The census of 1870 gives the ages of Charles as thirty-five, Orpha as twenty-nine, Ida Mae as five and Delevan as three. Orpha's sister, nineteen-year-old Rosa, was living with them at the time. She was a native of New York. The census also shows that Charles's brother, Wilson, was residing with them. He was sixteen years old and a native of Michigan. Charles's occupation was given as land explorer, and the value of the real estate at 111 Harrison Avenue was \$1,200.

Charles made a name for himself in the community in the 1870s. He became County Surveyor in 1871, and office he held for

twelve years. In 1875, as a Republican, he was elected to the Board of Supervisors. He served six terms on the Board from 1875 to 1898.

Surveyors and land lookers received a higher wage than the other men who worked in the woods. Although Charles was never rich, he did seem to achieve a limited prosperity in the 1870s. On January 11, 1871, he acquired the deed from N. Ludington to his house at 111 Harrison Avenue. On May 9 of that same year, he obtained from George P. Cummings the deed to eighty acres of property in Menominee County.

Charles moved his family from Harrison Avenue to 606 Ogden Avenue in 1873. The house on Ogden was much better built than the house on Harrison, was in a preferred building location and was situated on a triple lot.

The Ogden House was also built during a building boom in Escanaba. In 1873, it was almost impossible to find a house to rent anywhere within the city limits. Dwellings were in great demand, and new building were going up in every part of the village. The Escanaba Tribune was a chronicle to the boom. *New buildings, new fences and new paint is the only epidemic that prevails in Escanaba now. (60)*

In April of 1873, architects Larry Goodman and J. F. Hartman erected fifteen to twenty houses on the east side. In September, Larry Goodman was built six more houses. Frank Provo erected new buildings on or near Hale Street (2nd Avenue South) and new dwellings were going up “on the hill” in the western portion of the town.

The streets in 1873 were not paved or graveled. The Tribune also had a lot to say about the state of the sidewalks in 1873. *How about Escanaba’s sidewalks? Are there not holes enough in some of them through which you could chuck a baby elephant? If you don’t have them fixed, are you not running the risk of having to pay for a valuable limb one of these days. (61) Many of Escanaba’s sidewalks are like the habits of a portion of her young men- fearfully loose. (62)*

If some of you chappys don’t fix your sidewalks, you or the village will have a valuable arm, leg or neck to pay for one of these days. At the crossing on Tilden Avenue (3rd street), near Barras’s store, we saw three individuals all at one time, vainly endeavoring to

throw a somersault but they didn't fetch it. One skinned his arm, another sat down and caressed his shin, while the other ran half way across the street just as though he had done it on purpose and the came back as if he had forgot something. And you should have heard the fellows make observation to that walk – such spontaneous bursts of eloquence – such exhortations – such words used in prayer interspersed with words not used in prayer, and then the anxiety they manifested for the warmth of people whose business it is to see that such matters are attended to was truly surprising. Had a street commissioner been there he would have faded away into a grease spot, so torrid wee those remarks. (63)

The entries in Charles's diary in the 180s hint of sickness of Orpha. On June 6, 1972, Charles stayed home because Orpha was "still sick."

Three children were born to Charles and Orpha in Escanaba. Bertie Brewster was born on August 20, 1872, but he died on June 4, 1874 at the age of one year and nine months. Hugh Olivet was born on February 12, 1874 and Edith Ellabelle was born on June 9, 1876.

The 1880 census gives the ages of Charles as forty-six, Orpha as thirty-nine, Ida as fourteen, Delevan as thirteen, Hugh as six and Edith as three. Living with them at Ogden residence was Matilda Christensen, who was a sixteen-year-old servant and Arthur Bishop, who was an eighteen-year-old nephew to Orpha. Arthur was also a surveyor. In the census, Charles's occupation was given as surveyor and Orpha's as keeping house.

Delevan began working with his father at the age of thirteen. He spent most of his vacation with his father, helping him in his work as land examiner of the Chicago and Northwestern Railroad. In Delevan's diary of 1881, he talks about going on business with father and getting paid \$39, of which he gave \$24 to his father to help pay debts. In 1882, he spent the summer in the woods with his father. He was reluctant to be there, though. *Oh, how I wish I were in town now during this summer. I hope Papa will let me go to school this winter. (64)*

All of the Brotherton children began work early in life. However, their lives were not all work by any means. Delevan's diary of the 1880s is filled with the happy experiences of youth including taking

sleigh rides, skating, sledding, snowballing, storytelling, going to church with friends, having friends stay overnight, rafting, boating, sailing, swimming, fishing, blueberrying, hunting, playing hide-and-seek, baseball and mumblety-peg.

Some of his adventures were entertaining to read because they were mischievous. *We borrowed some clothes line and I, being the smallest was delighted to enter the basement window of the old Brown School, and climb up the belfry. There I attached one end of the line to the school bell and threw the other end out over the roof...At that time the school bell was used to arouse the town in case of fire...We were discovered after the third false alarm. (65)*

Went down to Bacon's and got some cider. 'Twas pretty hard though. I drank about 1 ½ glasses coming up. At the house, I drank all of 2 ½ glasses. Then us boys, C. Boulton, E. Gibbs, C. Duke and myself went down to Bacon's and got each a glass apiece. That set me up in fine style. We had fun until about 9:45, then we went home. (66)

After supper I blacked my face with candle black, put on some old, light clothes, and old hat on my head and an old red handkerchief around my neck and went down to C. Boulton's. Edd Gibbs was over to Charlie's with him. I went to the "shanty," and marched right up to Edd. Scared them pretty bad and then couldn't hold in any longer and burst out laughing. Then they knew me. I had quite a lot of fun before I went home. (67)

He must have had fun in school, too, because he got in trouble with the teacher in 1873. *Then we had a teacher who liked to use the ruler. Every night after school there was a line of boys standing in front of the desks and extending halfway across the room. She would start at one end and take each one's hand giving them as many strikes as she thought each one deserved. Some of us would put resin on our hands and then she would get provoked because she couldn't make us cry. (68)*

Delevan dated quite extensively. There are no less than seventeen references to different girls in his diary. His description of his future wife is especially endearing. *Lizzie Buckley is a young lady of (I should say) about seventeen or eighteen years, dark complexioned, charmingly eyes, sweetness and beauty (real beauty)*

is in every feature. She is the most agreeable of companions. I know of those who would talk a fellow's head off (nearly) with nonsense for an hour or so, but Lizzie's conversation is the most entertaining and fascinating of all the girls I had the ill luck to go with... (69)

In 1882, Orpha's sickness worsened. Delevan tells of going to the depot to bid his parents good-bye. Orpha was heading to Denver to see if that climate could help her asthma, and Charles was accompanying her as far as Chicago. *Oh, but mama did look so nice. I never saw her look so nice before. (70)*

Two days later, Charles returned and said that Orpha was *quite tired but held up splendid*. On May 14, they received a telegram stating the Orpha was dead. Delevan was shocked. *I can't believe it. It (the telegram) said that they waited for further instructions. Pa telegraphed them to send the remains here. (71)*

The next day, they received another telegram from Denver asking for additional money to send the body to Escanaba. The remains arrived on May 21. The funeral was at two o'clock, and the line of teams in the funeral procession extended for three blocks.

The circumstances of her death were described in the Iron Port newspaper. *Mrs. C. E. Brotherton, wife of C. E. Brotherton, had been for many years a sufferer from asthma in its worst form, and the disease had made such progress that a fatal termination was imminent. Under these circumstances and acting under the advice of her physician, she left home, a week ago Thursday, for Colorado, accompanied by a friend, Mrs. O'Keefe, to try the effect of the climate of that state. The result was that her demise was hastened instead of retarded. She arrived at Denver on Saturday evening, a week ago, and died on Sunday morning. Her death is a matter of profound grief to a large circle of relatives and friends – to her husband and children it is needless to say an irreparable loss. (72)*

With his mother gone, life would never be the same for Delevan. *At home everything is changed so. Ida and Ed are gone to Oshkosh. Papa has a young lady, Miss Bell Edwards by name, keeping house... (73)*

One year later, Charles married again. Carrie Beach was his bride. Carrie was born on April 1, 1861 in Illinois and moved to

Escanaba in 1866 with her parents, Walter W. and Eliza Allen Beach. Both of her parents were born in Connecticut.

The wedding ceremony was in the evening of Tuesday, May 15, 1883 at the Escanaba residence of her father. After the ceremony, Delevan got a rig and took his Aunt Rose home, and then he walked home with Florence. On May 16, the newly married couple came home. *Papa and Mama came to dinner. They stayed at Mrs. Beach's last night. Got a dray and (too) mama's trunk from her house to here about 5:30 p.m. (74)*

Charles and Carrie had six children. On October 5, 1885, twins were born. One died the same day and the other baby, Inez, died one month and twenty-two days later on September 27, 1885. Walter Allen was born on September 19, 1887. On April 2, 1895, another set of twins were born Edna and Edwin. By 1900, all of the children were dead except Edna. Their last child, Irene, was born on October 19, 1901, and she survived to adulthood. In 1900, Charles's mother-in-law, Eliza Beach was living with them.

On June 29, 1883, Delevan went to church to hear the exercises of the first graduating class of the City of Escanaba. On June 27 of the following year, he graduated from high school himself. In July of 1884, he began working for his father full-time, but in September, he left his father's employ and worked for R. R. Sterling in his boot and shoe store for \$35 per month. On March 28, 1888, Delevan married Lizzie Buckley, and they moved to their own house at 800 Charlotte (S. 10th) Street.

In 1886, Charles received the warranty deed for his home at 606 Ogden Avenue as well as a deed to lot 6 of block 36 (500 block of S. 8th street). He took out a mortgage on his house on Ogden in 1887 to secure \$500. In 1889, the mortgage was discharged.

Escanaba was incorporated as a city in 1883. By 1890, it was showing continued rapid development. Its population increased from nearly 4,000 in 1880 to over 8,000 in 1890, including 1,200 railroad workers.

Finding a house to rent within the city limits was next to impossible. If a cottage was found to rent, it went for about \$10 per month. Larger houses rented for about \$30 a month. The best residential property was considered to be south of Wells Avenue (2nd

Avenue South) to Michigan (Lakeshore Drive), Ogden, Harrison Avenue (S. 5th Street) and Dousman Street (S. 4th Street). The average size of a lot on these properties was 50 feet by 140 feet, and the price was \$25 per foot frontage. Ordinary residential properties elsewhere in the city went for about \$10 per foot. The average price of residential lots on the back streets had increased from \$500 in 1888 to about \$1,100 in 1890.

Charles was earning \$125 per month as a land examiner for the Chicago and Northwestern Railroad in 1893. In 1896, he was earning \$100 per month. In 1896, Charles owned three lots at his Ogden Avenue residence, and the value of this tract was \$1,100. He paid \$40.78 taxes that year. In 1901, the true value of the tract rose to \$2,000, and he paid \$149.99 in taxes.

Escanaba had twelve miles of graded streets in 1890. The side streets varied in width from seventy to eighty feet. Shading the streets were second-growth poplar and Lombardy trees. Wells Avenue (2nd Avenue South) was a magnificent "thoroughfare." The bed of this avenue was compacted sand and gravel, and at its eastern end, full growth birch, spruce, fir and pine trees graced the neighborhood. Ludington Street was one mile in length by one-hundred feet in width. The downtown area was composed of both new brick blocks and older wooden structures.

There were 6,300 feet of sanitary sewers, and outside toilets were beginning to disappear. Twelve miles of water mains were supplying water to residents, replacing the shallow wells. Yearly rentals for water service ranged from \$4 to \$12.

There were twenty brush-arc lights in service on the streets and an additional twenty-five on commercial property. There were seven-hundred incandescent lights being used in private homes. Phones were also in homes during the decade of the 1890s. Phone number 157 was listed to a D. G. Colman at 606 Ogden Avenue in 1899. The identity of Colman is a mystery. He is not in the 1900 census, nor is he listed in any of the old city directories.

On October 30, 1908, Charles died at his home on Ogden Avenue. The obituary was in the Iron Port newspaper.

OLD RESIDENT GONE – Charles E. Brotherton passed away after a short illness on Friday night of last week.

Charles E. Brotherton, one of Escanaba's most respected citizens, and a pioneer resident of this section, died on Friday night of last week after an illness of but a few hours. Death came unexpectedly, following an attack of inflection of the liver. Even the members of his family did not realize the seriousness of his condition until the end was very near and his death came as a terrible shock to them and to his many friends throughout the city.

Mr. Brotherton was 74 years of age and is survived by his wife, two sons and five daughters in addition to two brothers. The surviving children are: D. A. Brotherton, H. O. Brotherton, Mrs. M. A. Berrigan, Mrs. F. L. Aldrich, Mars. A. S. Seamen and Edna and Irma Brotherton. The surviving brothers are Frank Brotherton of Escanaba and Wilfred (Wilson?) of Marquette.

Mr. Brotherton made his home here for over 40 years. He was employed in the land department of the Northwestern Road and was one of the best-informed men in matters of the peninsula. His acquaintance was wide; he had many warm friends throughout the district. Mr. Brotherton was a man of high characters and unquestionable honesty and his death is a severe loss to this community.

He was a member of the First Methodist Church.

Funeral services were held from the family home on Ogden Avenue on Sunday afternoon, under Masonic auspices.

The pall bearers were H. W. Coburn, Solomon Greenhoot, W. J. Hatton, J. M Miller, H. D. Brainard and James Blake. (75)

Within a month of Charles's death, Carrie, at the age of forty-six, was admitted to Newberry State Hospital, where she resided for over twenty-two years, passing away there on February 14, 1931 at the age of sixty-eight.

DELEVAN BROHTON



Delevan and Lizzie Brotherton

Delevan Brotherton owned the house from December 28, 1909 – January 4, 1915. The following biographical information is from *The Memorial Record of the Northern Peninsula of Michigan*, Lewis Publishing Company, 1895, pp. 69-70.

Delevan A. Brotherton, who is prominent in business and official circles of Delta County, Michigan, makes his home in Escanaba, and in the volume well deserves prominent mention. He has the honor of being a native of this state, his birth having occurred in Marquette on the 21st of January 1867. His parents were Charles E. and Orpha C. Brotherton, the former a native of Connecticut and latter of New York. They removed to Escanaba when our subject was a babe of one year, and here he was reared, his childhood days being passed amidst play and work in attendance at the public schools. He was graduated at the high school in the class of 1884 and has made a considerable study of civil engineering and surveying, becoming proficient in this line of work. He is now serving both as City Engineer and County Surveyor. His connection with mercantile business began with a clerkship in the store of R.R. Sterling, in whose employ he remained for a year. He also spent one year as a clerk in a drug store and then engaged with firm of Van Cleve & Merriam – real estate dealers and engineers – remaining in their employ, his service being mostly in the line of surveying. On severing his connection with that company, he began business in his own interest as a surveyor and dealer in real estate, but on account

of ill health he was obliged to abandon outdoor work and established himself in this present line as a dealer in groceries and provision. His store is well managed and conducted, and a liberal patronage rewards the enterprising efforts of his owner. Here he employs his leisure hours in making drafts and estimates in the line of his professional work. He is serving his third year as Supervisor of the Fourth Ward.

On the 28th of March, 1888, was celebrated a marriage that united the destinies of Mr. Brotherton and Miss lizzie M. Buckley, daughter of Andrew and Ursula Buckley, residents of Escanaba. Her four brothers – John, Andrew, Chris and George – are all railroad men, two being conductors, one acting as fireman and fourth serving as engineer. Mrs. Brotherton was born in Eagle Mills, Michigan, on the 19th of November, 1865, and is an estimable lady whose graces of character have won her many warm and admiring friends. Three children had been born to our subject and his wife; but they lost a son, Seth C., who died at the age of twenty months. Ursula, born February 2, 1892 and Delevan, born November 2, 1893, are still with their parents.

Mr. Brotherton is prominently connected with the Knights of Pythias Lodge and has been honored with several offices in that order. He exercises his right of franchise in support of the men and measures of the Republican party and is one of its most active and influential candidates. On the Republican ticket he was elected to the position he now fills. In religious belief he is a Methodist, while his wife belongs to the Episcopal church. A wide-awake and enterprising young business man, he possesses the true western spirit of progress and advancement, and has already attained a position in the front ranks of Escanaba's business men, of which he may well be proud.

The following biographical information is taken from a press release located in the *Brotherton files* at the Delta County Historical museum:

Delta County perhaps owes the greatest share of her indebtedness for the magnificent system of county and city roads in

operation today to D. A. Brotherton. He planted the plan for good roads in the minds of the people of Delta County. He solved problems which had hitherto seemed almost insurmountable, proved the manner in which the roads would be of direct benefit to the county and city alike, and when his plans were finally adopted, he had the pleasure of being placed in charge of them and today retains that position.

As County Surveyor, Mr. Brotherton is serving his second term and to his credit it may be said that he is filling the place to the satisfaction of all citizens. His official position give him an opportunity to direct the construction of the new highways, to supervise the laying of macadam upon the old and to keep constantly in touch with a project which has been his constant hobby for years. How many months of fruitless effort passed over his head before he saw the dawning of his hopes, only Mr. Brotherton can tell, but it is sufficient to know that he attained his purpose and that Delta County today has the finest system of public highways existing anywhere in the entire Middle West.

Mr. Brotherton is serving his fourth term as City Engineer of Escanaba and during the that time he has held this office, he has rendered invaluable services to the municipality. He was instrumental in bringing about a change from the old general street assessment plan to the newer and better method of apportioning the expense according the to the street frontage. He has personally established the grade for miles upon miles of sidewalk, drawn plans and profiles for the never-ending extension of the city sewer system and laid out the city park, making of it a beauty spot that is the delight of not only the citizens of Escanaba but of every visitor.

There is no firmer believer in the agricultural possibilities of Delta County than Mr. Brotherton. Managing the Brotherton Company which adds to its surveying and engineering work many big deals in real estate, he has been brought into close touch with the real opportunities which are presenting themselves daily and so impressed has he been that he has issued advertising matter, and has used the largest metropolitan dailies to spread the facts broadcast.

In his profession, Mr. Brotherton stands at the head. He has written several magazine articles on the various phases of municipal engineering and his opinion on important points is often sought. Much of his time is spent in advancing the interest of the city through movements launched from time to time by the Business Men's Association and he has become one of the most active workers in their ranks.

It is but natural that with these matters upon his hands, Mr. Brotherton should be one of the busiest men in the city, yet his time is never too crowded to allow him to attend sessions of the County Road Commissioners, meet with street and sewer committees of the City Council and in fact lend his aid to every movement that tends to better this city and county in which it is located.

PART 4 – LIST OF OWNERS OF PROPERTY, INCLUDING BIOGRAPHICAL INFORMATION AS AVAILABLE

Ownership of house: 1873 – Octob 30, 1908

CHARLES BROTHERTON. ORPHA (first wife) and **CARRIE** (second wife). Charles was a land explorer, surveyor and member of the County Board of Supervisors. (see pgs. 11-23 for biography)

Ownership of house: November 1, 1908 – May 9, 1910

FRANK BROTHERTON. Guardian of the estate under conditions of the will.

Ownership of house: May 10, 1910 – January 4, 1915

DELEVAN BROTHERTON. LIZZIE. Delevan was City Engineer, County Surveyor and merchant. (see pgs. 24-26 for biography)

Ownership of house: January 5, 1915 – August 11, 1916

STANLEY M. MATTHEWS. AMY. Vice-President, Escanaba Stone and Gravel. Lawyer, 703 Ludington. Obituary from *Escanaba Daily Press* (May 1, 1937, p. 1), as follows:

S. M. Matthews passes away; final rites Monday morning – Stanley M. Matthews, highly respected resident of Escanaba, and prominent member of the Upper Peninsula legal profession, passed

away at 1:30 Friday morning at the family residence, 326 South Sixth Street.

Mr. Matthews, who was sixty-one years of age, was born in Escanaba, March 6, 1876, and received his early schooling here. He was graduated from the University of Michigan Literary School in 1897 and received his degree from the University of Law School in 1899.

After graduation he was associated with a law firm in Kansas City until 1906 when, following the death of his father, he returned to Escanaba.

He was a member of Delta Lodge, number 195, F & A. M., served as a member of the Board of Education, and was active in the Business Men's Association from many years.

Surviving are Mrs. Matthews and two daughters, Mrs. Pearce Aul of New York City, and Katherine of this city.

Funeral services will be held at the Matthews' residence eleven o'clock, Monday morning, with Rev. John B. Hubbard of Park Ridge, Ill., and intimate friend of the family, officiating. Burial will be in Lakeview Cemetery.

Ownership of house: August 12, 1916 – January 31, 1920.

MARY A SYMONS, widow of Josiah.

Ownership of house: February 1, 1920 – June 11, 1929.

JAMES C. BAKER. MABEL O. James was a lawyer at 614 Ludington.

Ownership of house: June 12, 1929 – August 4, 1932.

HORACE C. PROVO. RUBY. Horace was the manager of the Provo Sign and Poster Company. Obituary from *Escanaba Daily Press* (May 16, 1966, p. 3), as follows:

Death claims Horace Provo – Horace C. Provo, 73, of 1201 S. 10th Avenue, died at 6:50 a.m. today at St. Francis Hospital where he had been a patient from ten days. He had been in failing health for the past three months.

Mr. Provo was born April 18, 1893, in Escanaba and had resided here all of his life. He served with the U. S. Army in World War I in the Department of Service Engineers.

He was a member of St. Joseph's Church, former active member of the Rotary Club, charter and life member of the Chamber of Commerce and the American Legion. Mr. Provo was the founder of the Provo Sign Service, retiring in 1953.

He is survived by his widow, the former Roby M. Manning; two daughters, Mrs. Donald (Marcella) Pfothhauer of Gladstone, Mrs. George (Bonnie) Comiskey of Golf, Ill., and eight grandchildren.

Friends may call at the Allo Funeral Home from 3 to 9:30 p.m., Tuesday. Funeral services will be conducted at 9 a.m., Wednesday with the Rev. Jordan Telles officiating. Burial will be in the Gardens of Rest Cemetery.

Military organizations will meet at the funeral home at 8:30 a.m. Wednesday to conduct military rites.

Ownership of house: August 5, 1932 – November 8, 1937.

KATHRYN McGIRR, sister of Horace Provo. She was the oldest Escanaba-born resident at time of death. Obituary from *Escanaba Daily Press* (June 22, 1954, p. 2), as follows:

Mrs. McGirr dies at 83 – Mrs. David (Kathryn) McGirr, 83, oldest native born resident of Escanaba, died at 5 p.m. Monday at the home of her daughter, Mrs. Ernest E. Richter, 207 N. 11th St. She had been in ill health the past five years and was confined to bed two years.

She was born in Escanaba April 18, 1877, and was a life-long resident of this community. Her husband died June 10, 1918.

Surviving are two daughters, Mrs. Thomas (Abbie) Antoinette of Detroit and Mrs. Richter, one brother Horace Provo of Escanaba and several nieces and nephews.

Friends of the family may call at the Allo Funeral Home beginning at 4 p.m. Wednesday. Services will be held at the funeral home chapel Thursday at 2 p.m. with the Rev. James G. Ward officiating. Burial will be in Lakeview Cemetery.

Ownership of house: November 9, 1937 – December 25, 1939.

THOMAS RUSHTON. KATHLEEN. Thomas was a legal investigator and attorney.

Ownership of house: December 26, 1939 – July 24, 1941.

HERBERT RUSHTON. Escanaba City Attorney, Delta County Prosecuting Attorney, State Senator, Attorney General of Michigan, Father of the Upper Peninsula State Fair.



Herbert Rushton

Obituary from *Escanaba Daily Press* (December 12, 1947, p. 1), as follows:

Leader in Michigan politics is claimed by extended illness – Herbert J. Rushton, 70, former State Senator and Attorney General of Michigan, a leading member of the Michigan Bar and a prominent figure in Republican state politics for many years, died last night at his home, 1406 Tenth Avenue South. He has been in failing health for the past year.

Mr. Rushton who was affectionately known as the “father” of the Upper Peninsula State Fair, which he established through legislation that passed in 1927, was as active in promotion of the betterment of his home community as he was in the guidance of state affairs. His death removes from Escanaba and from the entire state a colorful and powerful figure.

Born in Manchester Township, Washtenaw County, Michigan, February 14, 1877, the son of Thomas F. Rushton, who came from Leeds, England, he attended high school in Napoleon, Jackson County. He later entered the University of Michigan and subsequently studied law with J. J. Cavanaugh of Ann Arbor. Because of impaired health he went west in 1905, to Albuquerque, New Mexico, and later to Centralia, Washington, where he completed his law studies and was admitted to the Washington Bar in 1907.

He began work in his chosen profession in Centralia, with the firm of Rhodes, Rice and Rhodes. In 1908, however, he returned to Michigan, was admitted to the Michigan Bar and opened an office in Stephenson. He opened his practice in Escanaba the following year.

He served as City Attorney of Escanaba for 21 years and Delta County Prosecuting Attorney in 1913 and 1914.

In the fall of 1926, he was elected to the State Senate, in which he served for three consecutive terms, and in 1940, he was elected Attorney General of Michigan, serving until his retirement from public life.

He was an important figure in the Republican Party in Michigan. He regularly attended state conventions of the party and was a delegate at large to the Republican National Convention, held in Cleveland in 1936.

While serving in the Senate, he drew up the bill and in 1927, secured passage of the measure creating the Upper Peninsula State Fair, held annually in Escanaba. He served as manager, without pay, for the fair for many years.

Mr. Rushton's political career was in the classic American pattern of advancement from humble to higher office and eventually he reached a peak in Republican state affairs where he frequently was mentioned as candidate for Governor.

He was named director of the State Board of Tax Administration by the late Republican Gov. Luren Dickinson.

Rushton's nomination as Attorney General in the 1940 Republican Convention in Grand Rapids, followed a bitter, sensational fight between the then Governor Luren D. Dickinson and incumbent Attorney General Thomas Read of Shelby on the convention floor.

Dickinson's victory in pushing through Rushton's nomination was hailed at the time as a major victory over the Republican faction once headed by Frank D. McKay of Grand Rapid.

After retiring from service as a state senator in 1932, Rushton went into virtual retirement until May, 1940, when Governor Dickinson in a surprise move, called him back to the Capitol to clean up an administrative tangle in the sales tax department.

During his legislative service, Rushton served as Chairman of the powerful Finance and Appropriations Committee of the Senate and led the opposition of then Governor Fred W. Green.

Rushton's four-year service as Attorney General was highlighted by his calling for a grand jury to investigate charges of widespread legislative graft in August, 1943. The investigation was petitioned by a Detroit civic reform group.

The grand jury, still in existence, had indicted 124 former legislators and private citizens, principally on charges of paying or receiving bribes to influence legislation. Nineteen bankers and former legislators are presently awaiting trial in a test of the indictments charging bribery to defeat a 1941 anti-branch banking bill.

Rushton relinquished the prosecution of the Grand Jury to special prosecutor Kim Sigier, now Governor, on Dec. 14, 1943, when Rushton and Grand Juror Leland W. Carr, now State Supreme Justice, differed on matters of policy.

In his practice, he was noted as a corporation lawyer.

He was Vice-President of the Escanaba National Bank. He worshipped at the First Presbyterian Church, and fraternally, he was a member of the Masonic order, a past eminent commander of the Knights Templar, a member of the Escanaba Rotary Club, the Escanaba Golf Club and the Four Seasons Club of Pembine, Wisconsin.

His chief hobby, in which he found much needed recreation during his career, was horse racing, and even up to the time of his serious illness, he maintained racing horses and faithfully followed their appearances in various events.

He is survived by his widow and four sons, Russell who with the Merchant Marine in England, Harold of St. Cloud, Minnesota, Carroll

C., Probate Judge of Marquette County; and Thomas J., practicing attorney in Eaton Rapids, Michigan.

The body was taken to the Allo Funeral Home.

Funeral services will be held at 3:30 o'clock Sunday afternoon, at the First Presbyterian Church with Rev. James H. Bell conducting the rites. Burial will be in Lakeview Cemetery. The body will be in state at the Allo Funeral Home Saturday afternoon.

NOTE – The next three listed (local teachers Mary French, Irma Bangs and Roma Irons) lived together here for a period of time. The local children called them the FBI (French, Bangs, Irons).



Irma Bangs (First row, first from left). Mary French (Second row, first from left). Roma Irons (second row, last from left).

Ownership of house: July 25, 1941 – April 15, 1943.

MARY FRENCH. Teacher. Obituary from *Escanaba Daily Press* (April 16, 1943, p. 1), as follows:

Was teacher of modern languages here for 16 years – Miss Mary Ellen French, of 606 Ogden Avenue, instructor in modern languages at Escanaba Senior High School, and prominently identified with civic activities in the community, died at her home at one o'clock Thursday morning.

Miss French had suffered from a heart ailment for some time, but she was not taken seriously ill until Wednesday, and her death came as a shock to her family and to the community in general.

She was born in Somonauk, Illinois and was a graduate of Monmouth College, Monmouth, Illinois. Subsequently she did post graduate work, during vacation months, at the Sate University of Iowa, Iowa City, Columbia University at New York City, Western Reserve University of Cleveland, Ohio, Middlebury Language School in Middlebury, Vermont and the State University of Colorado at Boulder.

She taught in high schools in Iowa before coming to Escanaba sixteen years ago, to become instructor in French and Spanish at Escanaba High School.

She was keenly interested in dramatics and had coached the senior plays for many years, and she was very active in Red Cross work, supervising the Red Cross class of the senior high school Victory Corps, in addition to other work.

She was a member of Chapter Z of the P. E. O. Sisterhood, Lewis Cass Chapter, Daughters of the American Revolution and was affiliated with the First Presbyterian Church and the Presbyterian Guild.

Surviving are her mother, Mrs. Sarah E. French and two sisters, Miss Leila, at home, and Miss Elsie of Cairo, Egypt.

The body was taken to the Anderson Funeral Home where it will be in state today. Services will be held Saturday afternoon at four o'clock at the funeral home chapel, Rev. J. D. Barnard officiating. The body will be taken to Goldfield, Iowa, where a service will be held Monday afternoon, followed by burial in Goldfield Cemetery.

Information from the *Escanaban* (1929, p. 11, published by the senior class of the Escanaba High School), as follows:

Monmouth College, Ohio State University, Iowa State University, Columbia University; English, French; Adviser of players, senior adviser.

Ownership of house: April 16, 1943 – June 17, 1959

IRMA BANGS. Teacher. Information from the *Escanaban* (1929, p. 11, published by the senior class of the Escanaba High School), as follows:

Iowa State Teachers' College, Columbia University, Iowa State University, University of Wisconsin; English, Latin; freshmen adviser.

ROMA B. IRONS. Teacher. Roma deserves to be included here with Mary French. Apparently, she never owned the house, but she did reside at the house for a long period of time with Mary French and Irma Bangs. Information from *Escanaban* (1929, p. 11, published by the senior class of the Escanaba High School), as follows:

Iowa Wesleyan University, University of Iowa, Columbia University; Librarian, citizenship.

Ownership of house: June 18, 1959 – January 21, 1964.

MATHEW J. CALDERWOOD. ELAINE. Mathew was a factory distributor representative for Maytag.

Ownership of house: January 22, 1964 – July 8, 1965.

EARL W. UECKE. RUTH B. Earl was a vice-president of First National Bank.

Ownership of house: July 9, 1965 – October 20, 1974.

ROBERT J. HALL. LENORE. Robert was a representative for the phone company. Obituary from *Escanaba Daily Press* (February 25, 1966, p. 3), as follows:

Robert J. Hall taken by death – Robert J. Hall, of 606 Ogden Avenue, died at the Veteran's Hospital in Iron Mountain. He had been a patient there for one week.

Born March 22, 1922 in Escanaba, he was 43 years of age. He was married to the former Lenore Blake on July 16, 1945, in Escanaba. A veteran of World War II, he had been employed by the Michigan Bell Telephone Company.

He was a member of the First Presbyterian Church, the C. W. A. and the Telephone Pioneers of America, Wolverine Chapter 10.

He is survived by his widow, two sons, James and Roger; two daughters, Diane and Judith, all at home; he parents Mr. and Mrs. Axel Anderson of Escanaba and one brother, Norbert Hall of Detroit.

Friends may call at the Boyce Funeral Home from 4 to 9:30 today and complete funeral services will be held from the Boyce Chapel at 2 p.m. Saturday. The rev. Ben Helmer of St. Stephens will officiate in the absence of the Rev. D. Douglas Seleen.

Ownership of house: October 21, 1974 – July 7, 1977

CHARLES S. AND SUSAN M. BONAMER. Charles was a broker at Lakewood Real Estate

Ownership of house: July 8, 1977 – July 7, 1987

RUSSELL D. FURE. DEBRA. Russell was the branch manager at U. P. Office Supply.

Ownership of house: July 8, 1987 to present.

DAVID K. CURTIS. JANET. David was manager at the U. P. Branch of the Library of Michigan.

PART 5 – LIST OF TENANTS

The house was used as rental property during three periods of its existence.

HERBERT RUSHTON owned the property from December 26, 1939 to July 24, 1941. However, he never lived at 606 Ogden Avenue. His son, Thomas, was the previous owner.

HORACE PROVO and his sister, **KATHRYN McGIRR**, owned the property during the period June 12, 1929 to November 8, 1937, but they never lived there. They were landlords and some of their tenants were:

ROBERT LEHMANN. MADGE. They resided at the house in 1929. Robert was manager (along with Earl S. Hanmer) of *The Club* (lunch and billiards), 704 Ludington.

HARLAN J. YELLAND. EDITH. They resided at the house in 1934. Harlan was an attorney, at Yelland and Yelland, 920 Ludington.

JOSEPH H. MATER. They resided at the house in 1937. Joseph was manager at Liberty Loan Corporation, 815 Ludington.

From 1995 into 2015, **DAVID** and **JANET CURTIS** used the house as rental property. Over the course of those twenty years, ten tenants occupied the premises. The Curtis Family resumed living on Ogden in 2015.

PART 6 – ARCHITECT AND CONTRACTOR

There were two architects operating in the Escanaba area in 1873. *John F. Hartman, architect and builder. Plans and specifications for churches, residences, and all public buildings drawings both English and German at reasonable rates. Persons who contemplate building would do well to give me a call. Office at my residence on Harrison Street. Esc. 3-20-1872. (34)*

Architect – Larry Goodman informs us it is his intention to move here in the spring, when he will be prepared to contract for building anything from a hundred-dollar barn to a ten-thousand dollar residence. Ernest Bergdorf, who is now in Washington, will probably be a partner of Mr. Goodman. (35)

Based on articles in the Escanaba Tribune, there is likelihood that the architect of the house at 606 Ogden Avenue was one of these men. *Some fifteen or twenty houses are being erected in the east side of the village. Lawrence Goodman and J. F. Hartman are contractors for the work of most of them, while a few of them are being erected by private persons. (36)*

Larry Goodman has six more houses in the process of construction here, among them we notice one for himself 30' by 40' by 20' high. Larry is rushing the building business in the village this summer and as far as we hear is giving universal satisfaction. (37)

There are a number of other people who may have been involved in the building of the house. *F. E. Harris, carpenter, joiner and builder. Orders left at his residence on Ogden Avenue. Est. 11-16-1872. (38)*

L. Williams, contractor and builder. Plans and estimates furnished for bridging, docking, mining and furnace machinery, and buildings of all descriptions. I would also call attention to a collection of original designs on exhibition at my residence. Esc. 4-12-1872. (39)

Frank Provo has recently made several permanent improvements in town by the erection of a number of new building on and near Hale Street (2nd Avenue South)... (40)

Anyone of these individuals may have been involved in building the house. However, there are no references in family dairies, newspaper articles or other sources to verify who played a role in the

design and construction. Its architecture is unique in the sense that there is no other house like it in Escanaba, which further complicated the search for the architect.

The house was built during a building boom in Escanaba. Dwelling to buy or rent were in great demand in 1873. Ogden Avenue was considered among the best of residential property.

PART 7 – EXTERIOR OF THE HOUSE

1873-1908

The earliest representation of the house that I have been able to find is contained on the panoramic map of Escanaba in 1881 (Beck and Paul, Lithographers, Milwaukee, Wisconsin, published by J. J. Stoner, Madison, Wisconsin). The drawing is minute, but the house is identifiable by its location on the lot, its square shape and the cupola. The cupola is now removed, but its existence in the 1880s is verified by entries in Delevan Brotherton's diary.

The earliest photo of the house, and the most detailed, probably dates from the 1890s. Zora Brotherton, who lived in the house from 1909 to 1915, gave the photo to me.



Charles Brotherton House, circa 1890

The dating of the house in this photo is based on a guess at the age of Charles Brotherton, who is standing on the front porch in the photo. He looks to be in his fifties or sixties. Charles was born in 1834, and in 1890, he was 56 years old. He died in 1908. The photo may date from about 1886 when he received the warranty deed to the

property. *Most photography of houses was taken in the 1890s or later after the box camera became popular. It was the camera which made photography simple enough for almost anyone to take pictures.*

(41)

The architectural style of the house in the photo circa 1890 is characterized by William Rutter (State Register Coordinator, Bureau of History) as folk Victorian. *The dwelling does not fall neatly into any particular style classification. I would characterize it as folk Victorian based upon its hipped roof, single-story and dormers. It displays some Italianate elements, specifically its cupola and perhaps the veranda, as well as Colonial or Classical Revival details in its symmetry and wide frieze boards. As is common in many houses built during the last quarter of the nineteenth century, the building is the eclectic product of several stylistic influences. In sum, it is basically a vernacular house with Italianate and Classical Revival attributes.* **(42)** There is no reason to believe that the house in 1873 looked much different than the way it looks in this photo.

The Sanborn map of 1893 shows a shape (excluding the wings) that seems identical to the current house. Its dimensions are 36 feet on a side and twelve feet high to the bottom of the eaves. The house was constructed of rough-hewn pine timbers about 24 inches wide. These timbers were revealed when a member of the Hall Family cut into the wall and installed a dormer on the north side of the house sometime during the period 1963 to 1974.

The dormers were a dominant feature of the house. They were on three sides, south, east and west. The back of the house (north side) had no dormer at this time. The dormer shape is gable, and the eaves above the dormer window are boxed. A decorative pediment graces the front dormer. There are two double-hung windows in the front dormer. Each window had twelve panes of glass. The window opening shape is flat, and window head and sides are plain.

In this 1890s photo, the front dormer is obscuring the cupola, which was located in the center of the hip roof. In 1882, the cupola was encased in windows, and it had an interior entrance. The existence of the cupola is verified in the 1881 panoramic map, and it is mentioned in Delevan's diary. *J. Symonds was up. We took the telescope from the transit and went into the cupola. Looked for*

boats. Found one right across the road sitting beside the window in the shape of a G27. (43)

Mamie Ellsworth came over after tea and stayed until 10. We went up in the cupola. (44)

Mamie came over...Then we went up in the cupola and sat there together until 10:15...We had a nice time there. The moon shone in through the window and it was splendid. (45)

The Sanborn fire insurance maps of 1893, 1899 and 1906 show wings in the back of the house that represent the mud room and outside stairway to the basement. The 1893 and 1899 maps also show an additional small wing alongside, and to the east of, the outside stairway. There is no indication of the purpose of this wing, but it may have been a shed or an early bathroom. The additional wing is not present in the map of 1906.

The roof in the 1890s photo looks in excellent condition and seems to be asphalt shingle. The two chimneys have distinctive heads. The house has a front veranda with a scooped tin roof, supported by plain wood columns. There are two wooden steps going up to the porch.

The front doorway, excluding the door itself, seems identical to the current one. There are skylights on each side of the front door. As there are now, there most certainly must have been a transom above the door and an entablature door head, although they are not visible in the photo. The doorframe has molded trim. Each window on the first floor has twelve panels of glass, corresponding to the dormer window.

The exterior walls are covered with clapboard siding. The color of the exterior in 1873 is unknown. The house was painted in 1882. Delevan tells us that *Mr. Collins and men painted on our house. (46)*

The shades of color in the black and white photo seem to indicate that three different colors were used on the exterior. The siding is a light color. The window and doorframes and accents on the door and dormer are a dark color. The front door, the accent under the eaves and on the house corners and dormers are of a shade that seems to be about halfway between the light and dark colors used elsewhere on the house. The house looks to be in excellent condition, ever meticulously cared for.

1909 – 1915

Zora Brotherton Collins gave me a photo of the house dated 1914.



House in 1914. Zora's sister, Verna, is the one posing.

She remembers the house as having a dark green exterior. The 1914 photo does, indeed, show the exterior painted a dark color with white accents on the window frames, pediment, porch supports and trim along the siding.

The cupola on top had been removed by this time and replaced by decorative metal cresting. Zora could not recall an entrance to the cupola, so in all likelihood it had been sealed. The Sanborn map of 1913 shows no difference in the shape of the house. According to Zora, the wing which we call a mud room was called a she back then. Outside of these modifications, the house shows no alteration from the photo circa 1890. However, the house does not appear as well kept as in the earlier photo.

1915 – 1950s

I found a photo of the house in the Tax Assessor's office at the Escanaba City Hall.



House circa 1940s or 1950s

There is no date for the photo, but the Tax Assessor guessed it was taken in the 1940s or 1950s. There were a number of photos of different houses on the same sheet that contained the photo of the house at 606 Ogden Avenue. These photos were probably all taken at the same time. One of the houses on the sheet shows elements of architecture common during the late 1940s and early 50s.

The most significant alteration shown in this photo is that the veranda has been removed. The cone-platform porch in the photo seems about present size and is covered by an asphalt-shingle roof supported by plain wood columns. The Sanborn map of 1929 shows the new porch in place by that time. This map shows no other alteration in the shape of the house.

The eyebrow window which currently exists on the west side of the house appears for the first time in this photo. The eyebrow window which exists in our sewing room on the north wall must date from this period as well. The cresting is gone from the center of the hip roof, but the base of the former cupola is still visible. Some replacement of siding on the west side of the house is evident in this photo. The house is painted a light color and, except for the dark paint around the windows, accents are minimal.

The Tax Assessor's records indicate that an alteration to the house took place in 1923, which probably is the year that the veranda

was removed and some or all of the other alterations took place. The house seems to be in poorer condition than in the 1914 photo.

1950s – 1965

There is no photo for this period. The assumptions I make about alterations are based on conversations that I had with Lenore Hall and her son in the summer of 1990 about what the house looked like when they took possession in 1965.

A considerable modification of the house took place during this period. The oversize dormers were reduced to half the size. The base of the cupola was removed as were the roof and columns of the front porch. The panes in each of the full-size windows all around the house were increased from 12 to 32. These modifications allowed the simple elegance of the square shape, hip roof and large windows to emerge.

1965 – 1974

The dormer on the north side of the house was installed during this period. Charles Deidrich was the carpenter. The house was white in 1965, but sometime during this period, it was painted army green.

1978 – 1987

In the early years of this period, the house was painted deep blue with white accents.



House when the Curtis Family purchased it in 1987

1987 – 1995

The house was vinyl sided in a gray color (see first page).

2006

New front and side wood porches were installed.

2017

Although the house was listed on the Michigan State Historical Register on October 12, 1990, the historical plaque was not dedicated until September 14, 2017.



SUMMARY

Modifications to the house have eliminated elements. Over the years, the architecture has been refined and simplified. It is less eclectic than it was originally. There have been a few additions, but they were accomplished without sacrificing the integrity of the original design.

It is a vernacular house. *Vernacular architecture tends to reiterate local forms, adapting them to changing conditions over a long period of time. For economy, a compact plan is the rule...Even the simplest dwelling has a modicum of ornament, though only patterning at the eaves or door paneling. For more ambitious houses, ornament is inevitable, but it is reduced, simplified and abstracted... (47)*

PART 8 – INTERIOR OF THE HOUSE

I have not been able to find any photographs of the interior of the house, and there are no references to it in the diaries or elsewhere. The following descriptions of the interior are a result of conversations with Zora Brotherton Collins and members of the Hall Family.

1873 – 1908

Most likely, the current living room was divided into a parlor and sitting room. The photography (circa 1890) of the exterior shows the parlor had lace curtains. The ceiling height was probably the same as the current living room. The hardwood floor in the living room may date back to 1873, as may the parquet floor in the dining room. All of the full-size windows had twelve panes of glass, and the walls were plaster.

There is every indication that the stairs leading to the second story were in the same place then as now. There were three bedrooms upstairs. There must have been a fireplace in the house during the early years because there are two chimneys, and Delevan states in his diary that he split wood. *Stayed at home splitting wood. (48)*

The current foundation on the east side of the house is coursed rubble which may be an indication that the original basement was too. There is reference to a coal-stoker furnace in the real estate records of an earlier date, so this may have been original with the house.

There was a phone (#157) listing for D.B. Colman at 606 Ogden Avenue, but I have no idea about the identity of this man or his relationship to the Brotherton Family. In 1890, over 700 incandescent lights were in use in homes in Escanaba. Perhaps the house at 606 Ogden Avenue was so equipped.

Also during the 1890s, outside toilets were being replaced by sanitary sewers and water being supplied by mains instead of wells. An indoor bathroom was installed at the house during this time. The small wing that appears on the Sanborn maps of 1893 and 1899 may have been the original bathroom. If it was, it was moved to its present location sometime before 1909. This raises the possibility that the current study or kitchen or both were larger rooms at one time.

The 1893 Sanborn map shows that the current mud room and outside entrance to the basement existed at that date.

1909 – 1915

Zora drew a floor plan of the house as she remembers it. It is very similar to the current plant. The fireplace had been removed by this period.

The front parlor and sitting room arrangement were still in existence. There was an archway between the parlor and sitting room. Zora showed me a sketch of her father, Delevan, sitting in the parlor. In the sketch, the wall behind her father was covered with wallpaper. There were no French doors from the front entryway into the parlor as there are today. The cornice that presently exists in the living room, since it is a continuous run, dates from the time that the wall was removed between the two rooms. The cornice was also put in place over the existing wallpaper, which is another indication that it is not original with the house.

The interior entrance of the stairs to the basement was where the built-in drawers in the dining room are now. The dining room was a very active place during this period. The family always ate their meals there.

The kitchen was similar to now. A table in this room was used in food preparation. A skunk got in the kitchen once and caused a terrible commotion throughout the household. The current mud room

was called a shed back then. Zora could not remember any windows in the shed, but she could remember that it was used to hang deer to dry.

The first-floor front room to the west of the staircase was a bedroom. There was a door from this room into the bathroom. This bedroom did not have the eyebrow window that currently exists. The bathroom had indoor plumbing. There was also a door that connected the bathroom to the kitchen. The present sewing room was also a bedroom. It probably did not have the eyebrow window at this time. When Beth Brotherton had typhoid, she was kept in that room.

The stairway leading to the second story was the same as now. Upstairs there were two bedrooms with dormer windows on both the east and west sides of the house, and an office in the front, or south side. There was also a bedroom on the north side, which was basically an attic room with plaster and lattice walls and no window. The floors of the second story were pine.

There was a telephone (#359-J) listed for 1911-1912. The house was equipped with electricity during this period.

1915 – 1965

Sometime during this period, the interior stairway to the basement was moved from the dining room area to the mud room. The built-in shelves and drawers were installed in the dining room. The built-in shelves had glass doors.

The wall was removed between the sitting room and parlor, creating a larger living room and the cornice was put in. French doors were installed between the front entry way and the living room. The doors connecting the study, bathroom and kitchen were sealed.

Sometime prior to the exterior photo circa 1950s, the eyebrow windows were installed in the first-floor front room and rear bedrooms.

A tax assessment record circa 1941 indicates that the basement floor was cement. There was hot air heating, and the coal stoker was listed. The bathroom had fixtures and cabinets. Blanket insulation was laid under the roof. Sometime during the 1940s-1950s, all the full-size windows were changed from 12 to 32 panes

each. The front dormer was removed, and the other two dormers were reduced to half-size. There was a phone (# 138 – W) listed to James Baker in 1927-1928.

1965-1974

A furnace was installed in 1966 that was kept in use until 2008. Also in 1966, two rooms were paneled. During this period, a dormer window was installed on the north side, converting the attic room into a bedroom similar to the others. The recreation room in the basement was built during this time. The paneling was put on the walls of the current study. The ceiling in the dining room was lowered to its current height.

2015-2016

Remodeled upstairs west bedroom into half-bathroom.

2016-2017

Updated the downstairs bathroom.

2019

Added new kitchen cupboards on the east side of the room.

SUMMARY

The house experienced interior alterations throughout its history, as would be expected due to improvements in living conditions brought about by the advent of electricity, indoor plumbing, etc. The house may have had significant interior architectural features at one time, but there is no indication of them today. Even Zora Brotherton Collins, who lived here 1909-1915, cannot remember any features of note.

PART 9 – GROUNDS

The information on the grounds was obtained from the photographs of the exterior, Sanborn maps, diary entries, real estate assessment records and conversations with Zora Brotherton Collins and the Hall Family. The lot size is 165.8 feet along Ogden Avenue, 47.4 feet

along S. 6th Street, 140 feet at the north end of the property and 150 feet along the alley.

1873-1908

Along with Lot 1 & 2, block 33, which currently defines the property, Lot 3 also used to be included in the description of the house.

Charles Brotherton acquired the deed to the empty lot 3, block 33 (416 S. 6th Street) from Charlotte Ludington on April 2, 1890. The tax assessment records have Charles paying taxes on lot 3 as early as 1886.

In 1873 and into the 1890s, the sidewalks around the house were plank boards and, according to articles in the Escanaba Tribune, were in terrible condition. *Many of Escanaba's sidewalks are like the habits of a portion of her young men – fearfully loose. (49)*

The photo circa 1890 shows a plank sidewalk in front of the house and another wooden sidewalk leading to the three wooden front-porch steps. Delevan Brotherton mentions another sidewalk in his journal. *I finished a sidewalk going around the west side of the house and cleared and cleaned that part of the yard. (50)*

The streets in 1873 were not paved or graveled and, to quote the tribune, were in *beastly, filthy condition*. But by 1890, the streets were graded and graveled.

The fence that is seen in the photograph (circa 1890) of the exterior may have been original with the house. It was wooden and wire and probably painted to match the accents on the house. Delevan talks about painting it in April and May of 1882. It has a gate with posts. The fence is perched atop a stone retaining wall. The present stone out-cropping in the front of the house is probably a remnant of this wall.

In 1882, there was a woodpile, and Delevan split wood. *Stayed at home splitting wood. (51)* In 1883, there was a garden, and Delevan worked on it. *Worked in the garden after supper. (52)*

In 1873, a private company was providing water to the fire department and only later was the service expanded to the citizens. There were twelve miles of water mains in Escanaba I 1890 and 84 hydrants, so perhaps at this time the family had city water.

The family used an outhouse in the beginning, but its location is unknown. In the 1890s sanitary sewers were replacing outhouses. The 1893 Sanborn map shows no other building on the property, so the family probably had an indoor bathroom by that year. There is a slight possibility that the additional wing on the back of the house in the 1893 map was an early bathroom.

There are lilac bushes in the front yard in the photo circa 1890. The maple tree that is currently in our front yard is seen in this photo as a young tree growing next to the fence. There are also young trees growing on the tree lawn. There is a strip of grass between the front sidewalk and retaining wall, and a larger lawn between the fence and the house.

1909-1915

The fence and the retaining wall were removed and the grass terraced during this period. A cement sidewalk was in existence.

There was a big garden back of the house. A chicken coop existed where the garage now is. The giant spruce tree, which is currently on the east side of the house, was planted in honor of Verna Brotherton's birthday in 1914. Family and friends played croquet on the east part of the lot. There was a swamp to the west of the house, and there were pathways through the woods.

The 1914 photo shows a lilac bush growing in the front yard and vines growing on the west side of the veranda. The maple tree is considerably larger than it was in the photo circa 1890. In the foreground of the photo is a young lilac bush, which is probably the beginning of the long string of bushes we now have at the west end of the yard. Verna is standing next to the bush that is now gone.

1916-1965

Lot # 3 became disassociated with the house when it was deeded to Cecilia Murphy from Stanley Matthews on July 27, 1916.

The 1921 Sanborn map shows an auto garage in the exact location where one exists today, and it also shows a smaller structure, perhaps a shed, alongside the garage. When the cement for the current patio next to the garage was laid in the period 1965-1974, an older shale foundation was discovered, which indicates that

another structure occupied that location at one time. The real estate record circa 1941 indicates a garage with the dimensions 18 feet x 22 feet.

The photo circa 1950s has a snow-covered lawn, which makes it difficult to accurately describe the grounds. There were small shrubs along the front side of the house. A lilac bush is in front of the house, and there is another on the tree lawn between two trees. There is another tree on the west of the house.

1965-1974

They laid the red-cement patio next to the garage during this period. There was a giant elm tree on the west side of the house that died from Dutch Elm disease and was removed.

1998

A new two-car garage was installed on the site of the old garage.

SUMMARY

The most significant additions to the grounds occurred when the front maple tree was planted circa 1890 and in 1914 when the lilac bushes were started in the west yard and spruce tree was planted.

PART 10 – FOOTNOTES

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PART 11 – SOURCES

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