

Historic Designation Advisory Board

# PROPOSED WOODBRIDGE FARM HISTORIC DISTRICT

#### Final Report

The proposed Woodbridge Farm Historic District is a primarily residential area located approximately two miles from downtown Detroit. It consists of approximately 50 primary buildings on the east side of Trumbull Avenue and both sides of Lincoln from Canfield to Grand River. It is already included in the Woodbridge Historic District listed on the National Register in 1980. At the southwest corner is the landmark Trumbull Avenue Presbyterian Church, which was locally designated in 1982.

BOUNDARIES: The boundaries of the proposed district are as shown on the attched map and are as follows: Boundaries:

Beginning at a point, that point being the intersection of the centerline of Brainard and the centerline of Trumbull Ave.; thence easterly along the centerline of Brainard to its intersection with the centerline of the north-south alley between Trumbull and Lincoln; thence southerly along the centerline of said alley to its intersection with the southerly boundary, extended east and west, of Lot 16, Hodges Bros. Sub of OLs 98-99-102 & 103 of the Woodbridge Farm,(L.1  $\overline{P}$ . 308); thence easterly along said lot line as extended to its intersection with the centerline of Lincoln Ave.; thence northerly along the centerline of Lincoln to its intersection with the centerline of Brainard; thence easterly along the centerline of Brainard to its intersection with the centerline of Gibson; thence northerly along the centerline of Gibson to its intersection with the centerline of Calumet; thence westerly along the centerline of Calumet to the north-south alley lyuing between Lincoln and Trumbull; thence northerly along the centerline of said alley to its intersection with the north line, extended east and west, of Lot 130, Hodges Brothers Sub. of OLs 98-99-102 & 103 of the Woodbridge Farm (L.1 P.308); thence westerly along the northerly line of said Lot 130 as extended to juts intersection with the centerline of Trumbull; thence southerly along the centerline of Trumbull to the point of beginning.

HISTORY: Woodbridge Farm was named in recent years for its original landowner, the former territorial governor of Michigan from 1819 to 1820, William Hull Woodbridge. In addition to its historic architecture, Woodbridge Farm serves as a historical bench mark to pre-automobile, turn-of-the-century Detroit.

Grand River Ave. was one of the first roads in the Michigan Territory, dating all the way back to its authorization by Congress in 1832. First a primitive plank road, the franchise was opened in 1851, extending fifty miles out of downtown Detroit. All of the Woodbridge neighborhood, including that on the west side of Trumbull, was annexed to the city of Detroit by 1860. One of the city's first street car lines was a privately operated horse-drawn affair that opened in 1864 and ran as far as the Detroit, Monroe and Toledo rail road tracks on the north side of the neighborhood. The Grand River line opened in 1868 and the Trumbull Avenue line opened in 1886.

Woodbridge Farm was subdivided and platted in 1871 by the Hodges Brothers, Charles Carroll Hodges and Henry Clay Hodges. They purchased a large part of the Woodbridge Farm north of Grand River to Hancock in what was then considered to be "the northern suburbs of Detroit." They donated a strip 70' wide as a street and gave it the name "Lincoln" after their hero, President Abraham Lincoln. In fact, both brothers embraced the newly formed Republican party; Charles C. Hodges attended the 1860 convention where Lincoln was nominated and Henry Clay Hodges was present at the meeting known as "Under the Oaks" in Jackson, Michigan where the Kepublican party was founded.

Henry Clay Hodges was born on March 2, 1828 in South Hero, Vermont; his brother Charles Carroll Hodges was born on July 22, 1830. Henry came to Detroit in 1850 but left to earn a law degree in Wisconsin. Upon returning to Detroit in 1862, he entered into partnership with his brother Charles and Edward Barker, under the name of Barker, Hodges and Brother. This insurance brokerage was the agency for Connecticut Mutual Life Insurance Company of Hartford for the states of Michigan, Wisconsin, Iowa and Minnesota. Barker retired from the firm in 1864, and it became known as Hodges Brothers.

The Hodges Brothers were among the pioneers in the real estate business in Detroit. Not only did they subdivide the Hodges Subdivision, they also developed some of the lots by building and selling homes themselves. The Detroit Post and Tribune ran weekly illustrated newspaper ads of "...elegant new modern brick houses on Lincoln Avenue ... location very desirable at the low price of \$6,500." In addition to their residential real estate, the Hodges Brothers built the Hodges Building at State and Griswold Streets and they also erected an apartment building named the Henry Clay Apartments at John R. and Center streets 1912 (in the Madison-Harmony Historic District).

The Hodges Brothers prospered through their insurance and real estate businesses and parlayed their profits into other profitable endeavors. They were associated with "one of the greatest industries in Detroit, the Detroit Steam Radiator Company." They purchased the business of John R. Grout, manufacturer of lubricating devices, and in 1882 organized and incorporated the Detroit Steam Radiator Co. Henry C. Hodges

became President; he was superseded by his son, Charles H. Hodges, in 1906. This company pioneered the manufacturer of cast iron radiators. The company was sold to Detroit Radiator Company, subsequently becoming one of its main units.

On top of all their business and political activities, the Hodges Brothers were civic minded. Henry Clay Hodges worked on the idea of establishing a grand boulevard with David M. Richardson, which eventually became a reality. It is a wonder that the Hodges brothers also found the time to develop their talents and interests; Henry Clay Hodges published works on astrology and Charles Carroll Hodges was a painter who assisted in organizing the Watercolor Society of Detroit. He was also a good singer who was one of the founders of the Philharmonic Society in Detroit. Charles died in 1901; Henry died at the age of 92 in 1919.

Planned development of the proposed Woodbridge Farm Historic District area began about a decade earlier than most of the Woodbridge neighborhood to the immediate west, with the houses built speculatively by the Hodges Brothers beginning in the early 1870's. Those who originally occupied the houses in Woodbridge Farm tended to be merchants, professionals, industrialists, and widows. Among them were John B. Wagner, one of five brothers who founded Wagner Company Bakery; Horace Hitchcock, partner in Hitchcock, Esselstyn & Co., wholesale woolens and tailors; Lowell E. Thompson, dealer in sewing machines, pianos and organs; Henry D. Harris, conductor with Michigan Central Rail Road; Alvinzie Chamberlain, of M.H. Chamberlain & Co. wholesale wine and liquors; Louis Lang, proprietor of Michigan Steam Laundry, and Robert T. Teakle, builder.

Spacious lots laid out in the Hodges sub were 50' in width. 1879, Lincoln was paved in white cedar block, a luxury at the Through the Hodges Brothers' efforts, Trumbull Avenue, then around 60' wide, was widened to 80'. This was accomplished by their donation of 10' on the east side and the donations of an equal amount by property owners on the west side. Trumbull Avenue, named in 1858 after Judge John Trumbull, father of the wife of Governor Woodbridge, was formerly designated Ninth Building on Trumbull began in 1879 when James Scripps, founder and publisher of the Detroit News, built his home near the corner of Grand River. His fine home, with art gallery and chapel designed by Mason and Rice in 1891 and library by Albert Kahn in 1898, set the tone for the erection of other spacious houses on the avenue. Unfortunately, the Scripps House fell victim to arson in the 1980's, leaving just the carriage house today.

Many street names in the district underwent name changes after the property was subdivided by the Hodges Brothers. Maria, changed to Selden in 1882, was originally named after the sister of W.B. Wesson, a real estate entrepreneur and landowner who platted the W.B. Wesson Sub of the Lognon Farm (to the west of the Woodbridge Farm), in 1887. Fulton, which became Brainard in

1887, was originally named in 1853 after the Fulton Street of New York City. Brigham was named in 1852 after the middle name of W.B. Wesson; it later became Calumet. McLean, named after a friend of Albert Crane, a partner of W.B. Wesson named Archie McLean, became Willis in 1887.

The Woodbridge area survived as a middle class residential community through the Depression well into the 1930's. With World War II, however, the demand for housing in the city got greater with the need to house defense industry workers from nearby plants, and owners of large houses were encouraged to create apartments or rooms for rent in their homes. After the war, with the expansion of the suburbs, less affluent residents remained in the older housing, and Woodbridge, like many other communities in the inner city, began to deteriorate. Absentee landlords and deferred maintenance led to abandonment of some of the housing stock, much of which was subsequently demolished.

The deterioration of Woodbridge Farm and the Woodbridge neighborhood to its west accelerated in the 1950's and 60's as the adjacent areas were declared blighted and marked for clearance by urban renewal authorities. The Jeffries public housing project was built to its east, a high school and vacant urban renewal parcels are located to its north, and a largely abandoned Grand River Avenue commercial strip sits to its south. The Woodbridge neighborhood residents succeeded in having the residential area to the west designated for conservation as opposed to demolition through the formation of the Woodbridge Citizen's District Council, and funds became available for improvements to existing housing. However, the Woodbridge Farm district was not included in the Citizen's District Council area, although both areas are included in the Woodbridge National Register Historic District. Neighborhood Opportunity Funds became available to the Woodbridge Farm neighborhood in recent years and, in addition to private rehabs, have assisted in improving the condition of the area.

ARCHITECTURE: Architecture in Woodbridge Farm runs the gamut between 1870's Second Empire style single-family dwellings to 1920's apartment buildings. Below is a sampling of the buildings that comprise Woodbridge Farm.

# 1. 3684 Trumbull Avenue, Trumbull Apartments, 1901

This eight-unit, four-story apartment building at 616 Trumbull (old address) was constructed in 1901, according to permit #1291 issued to Charles K. Latham, a lawyer. Charles J. and Martha W. Holton were the owners of the property when the building was erected. The Holtons resided next door at 620 (old number) Trumbull. In addition to his real estate holdings, Charles J. Holton was in the wholesale cigars business. He owned the Trumbull Apartments until 1916, after which time it has had a succession of owners, the most recent being the Detroit Rescue Mission, Christian Guidance Center.

Original residents of the Trumbull Apartments included Frederick C. Schultz, vice president and general manager of Dickerson & Company, sellers of caps and furs; J. Whittaker & Company, contractors, Alexander McC. Guard, retired major, U.S. Army; and William F. Robinson, superintendent of Belle Isle.

The Trumbull Apartments is a four-story brick building measuring 42" by 70". It is Colonial Revival in style; the most unique feature about it is the two story portico attached to the front facade. Between the Ionic columns are balconies which flank the centrally located arched entry. The segmentally arched entrance opening is surrounded by stone quoins and a keystone. Splayed stone lintels with keystones cap the 8-over-one sash windows of the third and fourth story; a modillion cornice completes the front facade.

### 2. 3914 Trumbull Avenue, Abraham Kinney House, 1890.

Abraham S. Kinney, Jr., a patternmaker, had this house built by A.C. Varney, architect (permit #85) at an estimated cost of \$3500. The property had been in the Kinney family since 1873, when Abraham S. Kinney Sr. purchased it from the Hodges Brothers. Kinney Jr. purchased the property in 1889 from Kinney Sr.'s heirs. Unfortunately, Kinney could not enjoy his new house very long, since mechanics' liens were filed against him by the contractor, William H. Hollands & Sons, the architect, A.C. Varney, the builder, Armor Fair, the furnace supplier, E & J Austin, and Lucy Wiltsie, the painter. The property was sold out of the Kinney family to Frederick Ruehle in 1891; his heirs sold it to Francis H. Haberkorn, also a Ruehle heir, in 1894. It appears to have been leased and occupied by Martin Kelly, president of Palace Laundry Company, and then William Kelly, president of Roger J. Sullivan Co., carpets, stoves, desks, matting, oil cloths, for the majority of time under Haberkorn's ownership. Haberkorn sold it to Howard Pinkerton, veterinary remedies, in 1918, and the house continued to be leased through the 1920's and 30's.

The two-story house, by A.C. Varney, a prolific late 19th c. - early 20th c. Detroit architect, is red-painted brick on a random ashlar base and measures approximately 32' x 39'. It is Romanesque Revival in style, with a castellated silhouette. The north portion of the front facade has a square towerlike projection above the roofline, and the south portion has a round towerlike projection that creates a round bay with windows at the second story level. Fenestration is asymmetrical and varied; at second story level beneath the square tower is a large roundarched window and below at first story level is a round arched entry into the recessed entrance vestibule. Detail is mostly articulated in brick, such as the corbelling at parapet level. The sides and rear of the building are much simpler in design, as they are barely visible from the street.

Almon C. Varney designed a number of houses in Woodbridge; some of the larger ones are to his designs, such as 4209 Trumbull on the west side of the street. Varney was one of the authors of Our Homes and their Adornments, published in 1882.

### 3. 3966 Trumbull, c. 1875

3966 Trumbull is most likely one of the houses built by the Hodges Brothers in the mid-1870's for sale on the open market. It was sold to George W. Robinson, a foreman with Hubbard & King, lumber dealers, at a cost of \$6,000 in 1876. He gave half of his interest to John W. Robinson in 1878, but lost the property in foreclosure. Mark Flanigan, a contractor, purchased the property in 1880 and sold it to Addison R. Munger, vice-president of the Parker Transportation Company, in 1885. It appears through searching city directories that the house remained vacant for most if not all the time that Munger owned it; he finally sold it in 1898. In 1935 the building was utilized by Marr General Hospital, in 1965 it became the home of Trumbull General Hospital, and in 1974 it was owned by Southwest General Hospital. It has subsequently become a halfway house.

In style, the house is Second Empire, with its mansard roofs and Italianate detailing. It is brick and contains 2-1/2 stories, the attic being heavily fenestrated with double-hung sash windows within dormers. Above a set of such paired dormer windows in the towerlike south section of the front facade is a projecting upper stage containing a bull's eye or ocular window. The narrow windows of the front facade have ornamental segmental window hoods. The original porch has been replaced and the brick is now painted green.

## 4. 4130 Trumbull, Kittle House, 1889

H. M. Kittle of Kittle & Company, trunk and bag manufacturers, received the permit for this two-story brick building costing an estimated \$6000 on June 28, 1889. Hezekiah Maurice Kittle sold the property on a land contract in 1891 for \$7000 to Anna H. Neveux, whose husband George was the owner of George A. Neveux & Co., installment goods. It has had a succession of owners since.

Although an architect or builder has not been identified with this property, it resembles its neighbor, 4138 Trumbull in size and style. 4138 Trumbull was designed by George Dephew in 1891; given that Dephew designed other houses on both sides of Trumbull at around that time, it is reasonable to conjecture that he was the designer of 4130 Trumbull.

The Kittle House is Richardsonian Romanesque in style. Its rock-faced stone foundations firmly anchor it to the ground; belt courses, quoining and voussoirs also rough stone contribute to the rough, heavy character of the building. The round arch,

another characteristic of the Richardsonian Romanesque, is seen at the entrance of the Kittle House. In general, both buildings at 4130 and 4138 Trumbull are very handsome small-scale residential structures that have suffered neglect in the last decade.

#### 5. 4202 Trumbull, 1890

Constructed in 1890 while under the ownership of D.B. Duffield as Trustee of Elmwood Cemetery, this house was designed by the architect George E. Dephew, who was issued permit #1115 on July 29, 1890 to build a two-story dwelling measuring 36' by 56' at a cost of \$5000. Dephew also designed other houses on Trumbull, including 4138 Trumbull in 1891 on the east side of the street and 3985 Trumbull, known at the Northwood House, in 1890 on the west side of the street.

Edwin A. Spence purchased the property at 716 Trumbull, its old address, in January 1891 for \$10,000; William C. Lautner appears to be the first owner/occupant after he bought the property in Oct., 1891 for \$10,000. Lautner was the secretary and treasurer of the Detroit Metallic Casket Company. He sold the building to Thomas Payne, also for \$10,000, in 1893 who, in turn, sold it to William R. Clark in 1894. A succession of tenants appear in the city directories before Mr. Payne sold the building in 1891; among them were Edward J. Hickey, general manager at J.L. Hudson Co., in 1895 and Henry W. Booth, journalist with the Detroit News, in 1900.

The building itself is stucco now painted red. It is two stories tall with an irregular roof line that is significantly lower than its northern neighbor. The main roof is a steeply sloped hip with a shed dormer containing a horizontal grouping of two windows within. A gable projects from the northern side of the front slope of the hipped roof. The roofs are still clad in slate. Like the roof shapes, there are several different window shapes and arrangements on the front facade, typical of the Queen Anne style of the building. The notable feature of the southwest corner of the building is the engaged turret.

#### 6. 4304-08 Trumbull, Manchester Double House, 1897

4304-08 Trumbull was in the family of Eugene W. Manchester from the time it was built in 1897 to when it was sold out of the family in 1937. Manchester, superintendent of the press room at the Detroit Free Press, was issued permit #1019 on November 17, 1897 for the construction of this double-house at a cost of \$5000. Eugene W. Manchester occupied 740 Trumbull and John L. Gibson, a travel agent, occupied the other half, at 742 Trumbull (old addresses), according to the 1900 Detroit City Directory.

The Manchester Double House is a typical turn-of-the-century duplex found in the Woodbridge community. Measuring 40' wide by 62' deep, the two-and-one-half story brick building has a three-story engaged conical tower as the major feature of the south unit. This tower, projecting from the roofline, marks the southwest corner of the building and the corner site. The rest of the roofline is composed of a gable roof with intersecting gables; the one facing frontally forms the gable over the north unit.

#### 7. 3627 Lincoln, c. 1875

The Hodges Brothers sold this property to Thomas J. Craft, agent with Hoosac Tunnel Line, for \$1000 in 1874. Mr. Craft, who evidently built the house, sold it to Eugene K. Parker, a conductor with Michigan Central Rail Road, for \$6000 in 1876, obviously with a house on it. It does not appear that Parker ever lived in this house; his heirs sold it to John Bristow, a foreman, and his wite, Elizabeth, a teacher at Cass School, in 1894. In between, tenants included Alvinzie Chamberlain, in the wholesale wine and liquor business, in the early 1880's and Charles S.C. Charbonneau, with Williams Brothers and Charbonneau, manufacturers of vinegars, pickles, and preserves, and his brother Lionel, a physician, in the later 1880's. Charles Charbonneau eventually built a mansion for himself at 4105 Commonwealth at Alexandrine in the Woodbridge neighborhood west of Trumbull.

Italianate in style, this two-story brick house has a shallow hip roof, elongated windows, a three-sided bay on south side of the first floor of the front facade, and evenly spaced double-hung sash windows with heavy stone window hoods above. At attic level is a round arched window in a heavily molded frame. On the south elevation is a cross gable sheltering a box bay. The porch brackets are very simple, as is the rest of the porch detail; it is more a product of the newly-invented jigsaw.

#### 8. 3650 Lincoln, Venice Apartments, 1926

This 5-story apartment building originally housed 50 residential units and two stores when it was built in 1926. It was built by Torrello and Talcione, presumably its developers, on land that was previously occupied by an older house. It was one of several small scale apartment buildings scattered throughout Woodbridge Farm, mostly located on the southern or northern end. This was one of the largest in size.

The name for the Venice Apartments was probably chosen by the developers after their Italian, if not Venetian, origins. Although its cornice is missing the building attempts to evoke Venetian images. A light brown brick faces the front elevation; darker brick was utilized to the sides and rear. The first story

of the front facade of the building has every fifth brick raised to give it a rusticated appearance. Projecting pavilions rising five stories flank the recessed courtyard entrance; the entrance is reached through a series of smooth cut stone tripartite arches with medallions projecting above the spandrels. A strip of basket-weave patterned brickwork rises up the octagonal pavilions; it is capped with an ornamental stone motif consisting of arcading beneath a raised cornice. A panel of stylized art nouveau detailing emerges above the beltcourse of the central section of the pavilions.

Early occupants of the Venice Apartments included Clarence Redford, a bricklayer, in apt. #101; Earl Harrington, a toolmaker with Wayne Tool Co., in apt. #112; Norma A. Kenealy, a stenographer with Donaldson and Meier, in apt. #401; and John C. Loomis, a salesman, in apt. #411.

3669 Lincoln, Isbell House, c. 1873

The Isbell House is the oldest house standing in the district today. The Hodges Brothers sold lots 51 and 52 to J. Alice Johnson for \$2000 in 1872; she, in turn, sold them to Milo H. Isbell, a merchant tailor, for \$8000 less than a year later, the price jump indicating that Mr. Isbell bought it with a house on it. In fact, Willard B. Isbell, in the "fish and oysters" business, appears in the City Directories as living on Lincoln between "Maria and Fulton", which later became Selden and Brainard, as early as 1875. The property was sold to Charles F. Long, of Batchelder & Long, proprietors of a stone and marble yard and sewer and pipe business, in 1876 and he resided at that address until he sold it to Caroline Phelps in 1887. It has had several owners since she died in 1892.

The house originally started as an Italianate style house as evidenced by the proportions of its original sections, their fenestration, original window hoods and the south side porch. The rustic front was added sometime later, as were rear additions. The building was converted into 8 apartments and 6 rooms; later into 3 apartments.

10. 3901-07 Lincoln, Haste and Harris Double House, 1888

The building permit for the construction of the Haste and Harris Double House was issued to Joseph Harris in 1888. Soon after, Robert Gurest, a stone mason, and W.J. Burton & Co., galvanized iron cornice manufacturers, filed mechanics' liens filed against them in the Wayne County courts; hence, they were amongst the contractors working on the building. It was sold out of the Harris family in 1915.

Joseph Harris and William Haste were cracker manufacturers who also tinkered in real estate. They each lived in several other

places in the Woodbridge Farm district before and after building this double house and may have moved from one property they built to another after each was sold.

The house today, in extremely poor condition due to fire, abandonment, and recent brick stripping, is a good candidate for demolition. It was once a quite attractive Queen Anne/Romanesque style structure with random ashlar foundations and first story elements. Irregular placement of windows, multiple roof shapes, and a variety of colors and textures characterize this style and this building. Its orange brick was painted red, and brownstone was used between some of the transoms and windows. Some transoms are arched; some are square. Over a second entrance on the north elevation is a square tower with a pyramidal roof. The original slate roofing is still visible over the towers, dormers, and side gables.

# 11. 3954 Lincoln, Harris House, c. 1875

The Hodges Brothers sold this house to Martha Harris, wife of Henry Harris, for \$7000 in 1876. It was one of the houses the Hodges Brothers built to develop the neighborhood, and was almost identical to the house pictured in the newspaper ads of the late 1870's advertising the Hodges Brothers Subdivision. In exterior appearance, it is almost identical to the house next door to its north, 3962 Lincoln. Most likely built by the Hodges at the same time, that house was not sold until 1882.

Henry Harris was a conductor with the Michigan Central Rail Road. Several other residents of the Woodbridge Farm neighborhood were also associated with the rail roads. The house was sold to Comfort D. Farr, a roofer, in 1891.

The Harris House, like others built speculatively by the Hodges Brothers, is a two-and-one-half story eclectic High Victorian home with stone foundations and brick exterior walls. Stone window hoods cap second story windows; intersecting mansard roofs were slate. A three-sided wooden bay window with Italianate detail occupied one side of the first floor of the front facade while the other side was occupied by an Italianate porch. A secondary side entrance with a simpler Italianate porch leads into the rear section beneath the intersecting mansard roof. A triangular-headed window in the front face of the mansard is capped by a steeply sloped mansard roof projecting above the roofline. This feature is absent on the twin house next door.

# 12. 4145-47 Lincoln, Louis Lang House

Louis Lang received a permit for construction of the house at 175 (old number) Lincoln on May 22, 1882 at an estimated cost of \$4000. He purchased the property from the Hodges Brothers a month later. By a mechanic's lien that was filed against the

DeMarr Brothers in that same year, we can assume that they built the house. The brothers are identified as George "Demars", a painter, and Issac "Demars", a carpenter, in the 1881 and 1882 City Directories. Mr. Lang, born in Blumfelden, Germany, was the proprietor of Michigan Steam Laundry at 104 Randolph (old address). He and his family resided in the house until 1923.

The two story wooden building measuring 38' by 57' is Carpenter Gothic in style. Much of its architectural detail could be attributed to the invention of the jigsaw. It exhibits three roof forms; its frontal gable roof is intersected by a hip roof and, further back, a side-facing gable roof. The first story of the central section of the front facade consists of a three-sided bay with stylized arcaded detailing for the cornice. Above, at second story level, are a pair of elongated double-hung sash windows with decorative wooden window hoods. An ornamental vergeboard frames the gable of this section.

The porch of the north section of the front facade displays a pinwheel pattern between the modillions of the cornice. The house is entered through a set of wooden double doors. On the south side of the front facade, the wraparound recessed porch has a simple pedimental gable.

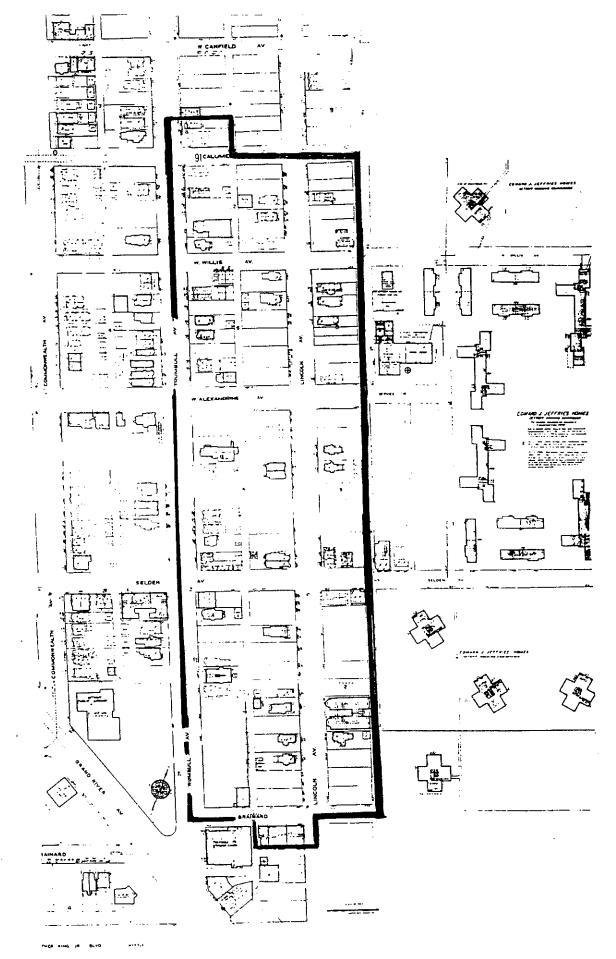
### 13. 4150 Lincoln, John B. Wagner House

This house was built for John B. Wagner (c. 1846-1911) of the Wagner & Company Bakery, in 1884, at which time their bakery plants were at 326 Woodward between Columbia and Montcalm and 378-382 Grand River (old addresses) between Fifth and Sixth across the street from where they built a modern "bakery palace" in 1914. This later became Wonder Bread and is now vacant. Brothers Edward, Christopher, Henry jr., and John were in the business also.

The Wagner brothers, sons of Henry and Helena Wagner, were born in Prussia, Germany. The family came to America in 1864 and continued in the bakers and confectioners trade, which they learnt in Germany. Wagner Baking Co. was founded in 1869; it was incorporated in 1893. The firm was sold to Continental baking Co. in 1924.

Permit #390 was issued to John B. Wagner on April 17, 1884 to build this eclectic Second Empire two-story brick house at an estimated cost of construction of \$4000. Its width is narrow, its measurements being 24' by 60', it appears that the lot was split between he and a brother, who built the frame cottage to its south. Wagner's heirs owned the John B. Wagner House until 1920.

This unusual house features a mansard roof bearing octagonal slate shingles that begins rising above the first story level and a second story tower projecting beyond the roof line. The two



Proposed Woodbridge Farm Historic District
(Boundaries outlined in black)