

"Your Monthly Bill"

1008 Adams, Downtown Bay City. 989.892.4800

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Real Estate Newsletter

Brought to you by Bill Branigan, Assoc. Broker

Another of Bay City's Awesome Historical Homes



Bay City is renowned for its architecture, especially the east side where some incredible homes and stories exist. Bill was honored to list Roger and Beth Nugent's home at 2161 5th St. which is a prime example of both the structure and the history. 2161 5th was designed by the same architects that designed many of the outstanding buildings that we all know, including City Hall, the Masonic Temple, the Armory (now the Bay County Museum), and many

churches including 1st Presbyterian, St. Stanislaus, St. Joseph, St. James, and St. Paul Lutheran, plus homes such as the now named Keswick Manor at Center and Johnson and the home across the street, the William Clement's home. The architects names were Leverette Pratt and Walter Koeppel and they began their 30 year partnership in 1880 in downtown Bay City. They designed hundreds of buildings from West Branch to metro Detroit. They designed whole blocks like the Crapo Block where the Chemical Bank is at Center and Washington (the facade has been added). What makes the Nugent's home so special is that it was designed in 1910 and that is

the last year that Pratt and Koeppel were in business. Walter Koeppel retired that year and left to his native Germany where he died in 1912. 2161 5th is one of their last buildings and the original plans that the Nugents have of the home are a rare artifact. Most plans that the firm had were lost in a fire many years ago and never survived. To have such a unique piece of Bay City history is a treasure. Leverette Pratt joined with another duo of architects and continued for several more years before retiring in 1916 and taking up residence in the building at 1412 Center in the Anson Apartments (now the Simmons) and that was also a building that Pratt designed. Leverette died in 1924 and was buried in Elm Lawn Cemetery with a very plain headstone, certainly this humble man of design would probably have wanted.



PRATT & KOEPEL,
Architects & Superintendents
Office, Room No. 2 Bank Building,
CENTER STREET, BAY CITY, MICH.
ED. A. N. N. B. C. E. D.,
ATTORNEY AT LAW,
REAL ESTATE AND HOME BUILDER.
Leverette Pratt, 1412 Center St., Bay City, Michigan, died at 10:30 a.m. Monday, August 19, 1924, at his home, 1412 Center St., Bay City, Michigan.
W. A. EDMONSON'S
Real Estate-Intelligence Office
BAY CITY, MICH.
Will Not accept for insertion and insertion of obituary. Also, furnish help of any length in all cases.
Houses for Sale or to Let - Also, Rooms, Parlor or Unfurnished.

News Around Town

Mill End Lofts, Uptown, Tall Ships and The Storm



The skyline profile of Bay City has changed over the past several months. First the buildings started to rise from the banks of the Saginaw River at the Uptown site. The 100,000 square foot initial building has risen to its full height

and is now getting insulation and brick work added. The columns for elevators at the next building have also been added. Each week seems to add more dramatic features.

In the heart of downtown Bay City, the Mill End Lofts building has seen steady progress as well. The first floor has taken shape, blocks and brick added to the steel girder structure and doors and windows are framed in. The building promises to be a focal point of the business district.



The Tall Ships that arrived in town after the 4th of July also altered the skyline, if just for a weekend. The visit by the 11 ships drew tens of thousands of visitors from all across the U.S. Seeing the out-of-state license plates in the parking lot of the Doubletree Hotel was evidence of the tremendous draw and appeal of these awesome schooners.

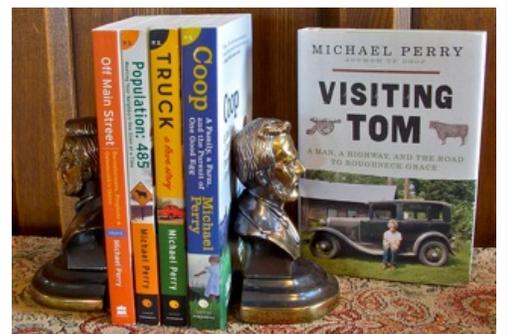


The storm that came through Bay City a week after the Tall Ships left also changed the landscape. Many huge trees came down in the storm that lasted less than 30 minutes. Carroll Park and surrounding homes saw many huge trees come down, including the one pictured that collapsed this fence. Another nearby tree flattened a garage and some cars were totaled. Hopefully your property was not affected by the storm.



Read Any Good Books Lately?

Summertime is a great time for reading and I just wanted to pass along a few books that you might enjoy. "Visiting Tom" is the 4th in a series of books written by Michael Perry who lives in Wisconsin in a rural area outside of Eau Claire. Perry's first book "Population 485" is about his hometown of New Auburn, Wisconsin that is very much like my hometown of Auburn, Michigan. He tells stories of people and their unique life and death experiences (he is a volunteer fireman as well as an author) and he does it in a lighthearted way that is easy to appreciate and enjoy. I recommend all of his books. "Truck" and "Coop" followed his debut of "Population 485". Michael Perry is going to be in Ann Arbor at Nicola's Books on August 12th at 7:00 p.m. for a book signing session for "Visiting Tom" that is now coming out in paperback. Go to his website www.sneezingcow.com for more information or follow him on Facebook like Bill does.



Real Estate Sales Are Heating Up!

When the temperature reached 90 degrees, the phones started to ring. Music to a Realtor's ears is when the calls come in. What spurred the recent activity that has continued even though the weather went back to daytime 72 degree highs? Interest rates went up. Buyers who were "on the fence", not being rushed to make an offer on existing inventory suddenly decided to make a choice before the rates went too high and their range of pre-approval dipped. Sellers got in on the action as showings improved and new inventory was opening up. The forecast for the rest of the year looks good, if there isn't any unforeseen influences from a global perspective. The Federal Reserve is pledging cooperation to keep the real estate market on the road to recovery.

Bay View in Petoskey



Many of you have been to Petoskey, but how many have gone north of town to see the hundreds of vintage cottages of Bay View? These gems are fantastic examples of late 19th and early 20th century architecture. Home after home has a classic front porch and gingerbread trim. These homes are mostly only open to their residents for the summer and are shuttered (literally) for the off seasons. The Terrace Inn and Stafford's Bay View Inn are great places to stay while walking the streets of Bay View. Those Inns are open year round. Our friends Dick and Judy Jeffers visit there every year and Carol and I try to as well. Make a weekend of it and you will truly enjoy your time spent in Petoskey.



Apple Cranberry Cream Cheese Pie!

Pie... any flavor gets my attention. Here's a delicious recipe.



8 oz. cream cheese
1/2 cup packed brown sugar
1 egg
1 unbaked pie crust
2 cups sliced, peeled apples
1/2 cup halved cranberries
1 tsp cinnamon
1/3 cup flour
1/3 cup oatmeal
1/2 stick butter
1/3 cup chopped walnuts
Mix cream cheese and 1/4 cup brown sugar with electric mixer on medium speed until well blended. Blend in egg. Pour into pastry shell in pie dish. Toss apples, cranberries and 1/2 teaspoon of the cinnamon. Spoon over cream cheese mixture.
Mix flour, oats, remaining 1/4 cup brown sugar and 1/2 teaspoon cinnamon. Cut in butter until mixture resembles coarse crumbs.
Stir in nuts and spoon over fruit mixture. Bake at 375 for 40-45 min.

Bill's Buyers & Sellers

Ayre/Rhinehart Bay's Transaction Sales Leader for 2012

1409 6th, **SOLD!**, \$139,900
4865 Appletree Ln., **SOLD**, \$98,900
1611 Elizabeth, **SOLD**, \$87,900
2149 6th, **SOLD**, \$59,900
2161 5th, **Pending**, \$144,900
804 Marsac, **Pending**, \$26,900
1408 10th, **Pending**, \$67,900
1008 N Chilson, **Pending**, \$34,900
3020 Wildwood, **New Listing**, \$389,900
1540 Wedgewood, **New List**, \$379,900
6362 Golf Lakes, **New List**, \$168,000
1414 5th, **New Listing**, \$128,900
4855 Two Mile, **New Listing**, \$114,900
1008 S Farragut, **New Listing**, \$67,400
2328 Bay Woods, **New Listing**, \$65,500
702 W Jenny, **New Listing**, \$59,900
604 Nurmi Ct., \$182,000
221 Grant, **Auburn**, \$57,900
103 E Indiana, \$39,900
Scheurmann Rd. lot, \$29,900
Court Street lot, \$18,900

Buyer Contracts:

1009 S Jackson, **SOLD!** \$69,900
458 W Kinney Rd., **SOLD!** \$177,000
2212 Whiteherse, **SOLD!** \$219,900
3295 Parkway, **SOLD!** \$102,000
9879 LaDuke, **SOLD!** \$138,000
8632 Timber Trail, **SOLD!** \$216,000

Dow Gardens

When was the last time you visited Dow Gardens? Well for me, it was when my brother, Jim and his lovely wife, Janice got married, which was decades ago! Carol, my sister Kathy and I took grandson, Leo there this summer. It was fabulous to see the



varieties of flowers, plants, trees and the Herbert and Grace Dow Homestead. Take an afternoon and see it for yourself.

Around the Bay - 2013

Fall Into Autumn Open House, Downtown, Sept. 6-8
Appetite for Antiques, Trinity Episcopal Church, Sept. 14
Wine Walk, Downtown, Sept. 19
River of Time, Sept. 27-29
Hell's Half Mile Film Fest, State Theatre, Sept. 26-29
Fall Downtown Divas, Oct. 10-13
Bay County Historical Museum Tour of Homes, Oct. 13
Fall Downtown Restaurants' Week, Oct. 28 - Nov. 3
Sunday's in the City, Nov. 10 - Dec. 15
Santa's Arrival, Nov. 29