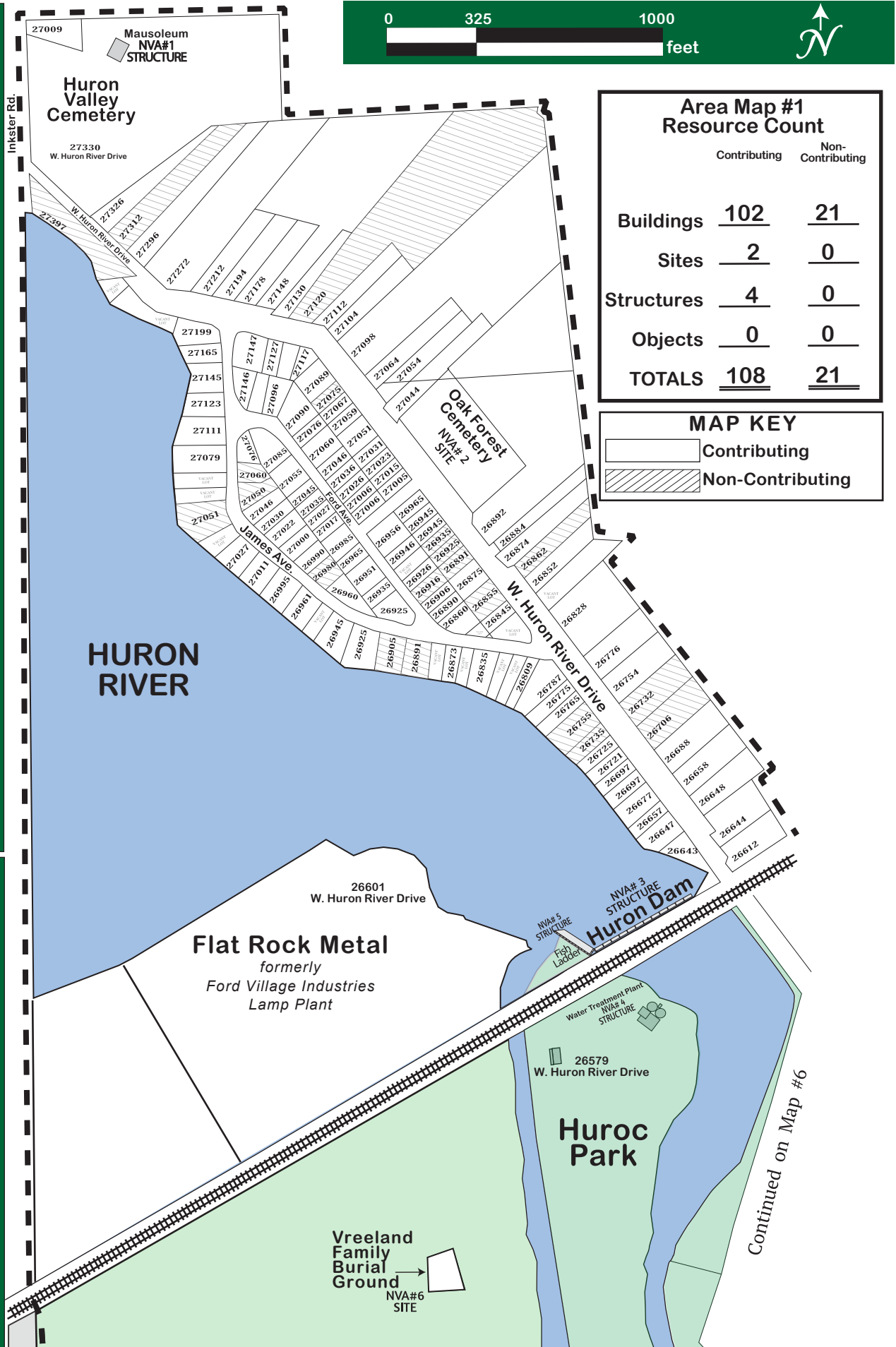


# Flat Rock Historical District (Proposed July 2025)

City of Flat Rock  
Wayne County, Michigan

Publication Date: 25 June 2025  
Map prepared by the Flat Rock Historical Commission



## PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #1

Based on Historic Plats:  
Huron River Sub. (June 1925)  
Flat Rock Assessor's Plat No. 3 (May 1940)  
Supervisor's Brownstown Plat No. 1 (September 1940)

## List of Area #1

|      | No.   | Street     | Direction | Parcel |     |    |      |     | Year | Status          | Type     | Description      |
|------|-------|------------|-----------|--------|-----|----|------|-----|------|-----------------|----------|------------------|
| 1 1  | 26890 | Ford Ave.  | North     | 58     | 092 | 02 | 0089 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 2  | 26906 | Ford Ave.  | North     | 58     | 092 | 02 | 0090 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 3  | 26916 | Ford Ave.  | North     | 58     | 092 | 02 | 0091 | 000 | 1997 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 4  | 26926 | Ford Ave.  | North     | 58     | 092 | 02 | 0092 | 000 | 1952 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 5  | 26946 | Ford Ave.  | North     | 58     | 092 | 02 | 0093 | 000 | 1934 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 6  | 26956 | Ford Ave.  | North     | 58     | 092 | 02 | 0095 | 000 | 1952 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 7  | 27006 | Ford Ave.  | North     | 58     | 092 | 02 | 0098 | 000 | 1958 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 8  | 27026 | Ford Ave.  | North     | 58     | 092 | 02 | 0099 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 9  | 27036 | Ford Ave.  | North     | 58     | 092 | 02 | 0100 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 10 | 27046 | Ford Ave.  | North     | 58     | 092 | 02 | 0101 | 000 | 1954 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 11 | 27060 | Ford Ave.  | North     | 58     | 092 | 02 | 0102 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 12 | 27076 | Ford Ave.  | North     | 58     | 092 | 02 | 0103 | 002 | 1952 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 13 | 27090 | Ford Ave.  | North     | 58     | 092 | 02 | 0105 | 000 | 1960 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 14 | 27096 | Ford Ave.  | North     | 58     | 092 | 02 | 0106 | 004 | 1962 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 15 | 26925 | Ford Ave.  | South     | 58     | 092 | 02 | 0085 | 000 | 1968 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 16 | 26935 | Ford Ave.  | South     | 58     | 092 | 02 | 0084 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 17 | 26951 | Ford Ave.  | South     | 58     | 092 | 02 | 0082 | 000 | 1951 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 18 | 26965 | Ford Ave.  | South     | 58     | 092 | 02 | 0081 | 000 | 1951 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 19 | 26985 | Ford Ave.  | South     | 58     | 092 | 02 | 0079 | 000 | 1956 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 20 | 27017 | Ford Ave.  | South     | 58     | 092 | 02 | 0078 | 000 | 1927 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 21 | 27027 | Ford Ave.  | South     | 58     | 092 | 02 | 0077 | 000 | 1950 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 22 | 27035 | Ford Ave.  | South     | 58     | 092 | 02 | 0075 | 000 | 1942 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 23 | 27045 | Ford Ave.  | South     | 58     | 092 | 02 | 0075 | 000 | 1951 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 24 | 27055 | Ford Ave.  | South     | 58     | 092 | 02 | 0073 | 300 | 1949 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 25 | 27085 | Ford Ave.  | South     | 58     | 092 | 02 | 0072 | 001 | 1954 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 26 | 27009 | Inkster    | East      | 58     | 092 | 03 | 0022 | 000 | 1924 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 27 | 26860 | James Ave. | North     | 58     | 092 | 02 | 0087 | 304 | 1900 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 28 | 26960 | James Ave. | North     | 58     | 092 | 02 | 0060 | 301 | 1953 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 29 | 26980 | James Ave. | North     | 58     | 092 | 02 | 0062 | 000 | 1957 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 30 | 26990 | James Ave. | North     | 58     | 092 | 02 | 0063 | 002 | 1951 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 31 | 27000 | James Ave. | North     | 58     | 092 | 02 | 0065 | 300 | 1951 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 32 | 27022 | James Ave. | North     | 58     | 092 | 02 | 0066 | 302 | 1940 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 33 | 27030 | James Ave. | North     | 58     | 092 | 02 | 0068 | 000 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 34 | 27046 | James Ave. | North     | 58     | 092 | 02 | 0069 | 302 | 1949 | CONTRIBUTOR     | BUILDING | House and Garage |

## List of Area #1

|      | No.   | Street               | Direction | Parcel |     |    |      |     | Year | Status          | Type     | Description      |
|------|-------|----------------------|-----------|--------|-----|----|------|-----|------|-----------------|----------|------------------|
| 1 35 | 27050 | James Ave.           | North     | 58     | 092 | 02 | 0069 | 303 | 1999 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 36 | 27060 | James Ave.           | North     | 58     | 092 | 02 | 0070 | 002 | 1927 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 37 | 27076 | James Ave.           | North     | 58     | 092 | 02 | 0071 | 003 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 38 | 27146 | James Ave.           | North     | 58     | 092 | 02 | 0109 | 000 | 1937 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 39 | 26809 | James Ave.           | South     | 58     | 092 | 02 | 0044 | 301 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 40 | 26835 | James Ave.           | South     | 58     | 092 | 02 | 0039 | 000 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 41 | 26873 | James Ave.           | South     | 58     | 092 | 02 | 0035 | 002 | 1968 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 42 | 26891 | James Ave.           | South     | 58     | 092 | 02 | 0034 | 000 | 1955 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 43 | 26905 | James Ave.           | South     | 58     | 092 | 02 | 0032 | 300 | 1941 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 44 | 26925 | James Ave.           | South     | 58     | 092 | 02 | 0030 | 301 | 1965 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 45 | 26945 | James Ave.           | South     | 58     | 092 | 02 | 0028 | 000 | 1949 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 46 | 26961 | James Ave.           | South     | 58     | 092 | 02 | 0025 | 000 | 1950 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 47 | 26995 | James Ave.           | South     | 58     | 092 | 02 | 0022 | 002 | 1959 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 48 | 27011 | James Ave.           | South     | 58     | 092 | 02 | 0021 | 000 | 1967 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 49 | 27027 | James Ave.           | South     | 58     | 092 | 02 | 0019 | 000 | 1952 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 50 | 27051 | James Ave.           | South     | 58     | 092 | 02 | 0016 | 000 | 1948 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 51 | 27079 | James Ave.           | South     | 58     | 092 | 02 | 0012 | 000 | 1949 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 52 | 27111 | James Ave.           | South     | 58     | 092 | 02 | 0010 | 000 | 1950 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 53 | 27123 | James Ave.           | South     | 58     | 092 | 02 | 0008 | 002 | 1954 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 54 | 27145 | James Ave.           | South     | 58     | 092 | 02 | 0006 | 302 | 1929 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 55 | 27165 | James Ave.           | South     | 58     | 092 | 02 | 0005 | 300 | 1926 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 56 | 26612 | W. Huron River Drive | North     | 58     | 092 | 01 | 0045 | 000 | 1940 | CONTRIBUTOR     | BUILDING | Light Industrial |
| 1 57 | 26644 | W. Huron River Drive | North     | 58     | 092 | 01 | 0046 | 003 | 1910 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 58 | 26648 | W. Huron River Drive | North     | 58     | 092 | 01 | 0048 | 000 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 59 | 26658 | W. Huron River Drive | North     | 58     | 092 | 01 | 0049 | 000 | 1941 | CONTRIBUTOR     | BUILDING | Apartments       |
| 1 60 | 26688 | W. Huron River Drive | North     | 58     | 092 | 01 | 0050 | 000 | 1974 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 61 | 26706 | W. Huron River Drive | North     | 58     | 092 | 01 | 0051 | 000 | 1948 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 62 | 26732 | W. Huron River Drive | North     | 58     | 092 | 01 | 0052 | 000 | 1997 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 63 | 26754 | W. Huron River Drive | North     | 58     | 092 | 01 | 0053 | 000 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 64 | 26776 | W. Huron River Drive | North     | 58     | 092 | 01 | 0054 | 000 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 65 | 26828 | W. Huron River Drive | North     | 58     | 092 | 01 | 0055 | 000 | 1956 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 66 | 26862 | W. Huron River Drive | North     | 58     | 092 | 01 | 0058 | 000 | 1937 | NON-CONTRIBUTOR | BUILDING | House and Garage |
| 1 67 | 26874 | W. Huron River Drive | North     | 58     | 092 | 01 | 0059 | 000 | 1937 | CONTRIBUTOR     | BUILDING | House and Garage |
| 1 68 | 26884 | W. Huron River Drive | North     | 58     | 092 | 01 | 0060 | 000 | 1952 | CONTRIBUTOR     | BUILDING | House and Garage |

## List of Area #1

|       | No.   | Street               | Direction | Parcel |     |    |      |     | Year | Status          | Type     | Description        |
|-------|-------|----------------------|-----------|--------|-----|----|------|-----|------|-----------------|----------|--------------------|
| 1 69  | 26892 | W. Huron River Drive | North     | 58     | 092 | 01 | 0061 | 000 | 1961 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 70  | 27044 | W. Huron River Drive | North     | 58     | 092 | 01 | 0063 | 000 | 1937 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 71  | 27054 | W. Huron River Drive | North     | 58     | 092 | 03 | 0006 | 000 | 1960 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 72  | 27064 | W. Huron River Drive | North     | 58     | 092 | 01 | 0065 | 300 | 1941 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 73  | 27098 | W. Huron River Drive | North     | 58     | 092 | 03 | 0008 | 000 | 1940 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 74  | 27104 | W. Huron River Drive | North     | 58     | 092 | 03 | 0009 | 000 | 1964 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 75  | 27112 | W. Huron River Drive | North     | 58     | 092 | 03 | 0010 | 000 | 1939 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 76  | 27120 | W. Huron River Drive | North     | 58     | 092 | 03 | 0011 | 000 | 1940 | NON-CONTRIBUTOR | BUILDING | House and Garage   |
| 1 77  | 27130 | W. Huron River Drive | North     | 58     | 092 | 03 | 0012 | 000 | 1939 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 78  | 27148 | W. Huron River Drive | North     | 58     | 092 | 03 | 0013 | 000 | 1942 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 79  | 27178 | W. Huron River Drive | North     | 58     | 092 | 03 | 0014 | 000 | 1940 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 80  | 27194 | W. Huron River Drive | North     | 58     | 092 | 03 | 0015 | 000 | 1940 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 81  | 27212 | W. Huron River Drive | North     | 58     | 092 | 03 | 0016 | 000 | 1963 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 82  | 27272 | W. Huron River Drive | North     | 58     | 092 | 03 | 0017 | 000 | 1939 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 83  | 27296 | W. Huron River Drive | North     | 58     | 092 | 03 | 0018 | 000 | 1940 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 84  | 27312 | W. Huron River Drive | North     | 58     | 092 | 03 | 0019 | 000 | 1939 | NON-CONTRIBUTOR | BUILDING | House and Garage   |
| 1 85  | 27326 | W. Huron River Drive | North     | 58     | 092 | 03 | 0020 | 000 | 1939 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 86  | 27330 | W. Huron River Drive | North     | 58     | 092 | 03 | 0021 | 000 | 1927 | CONTRIBUTOR     | BUILDING | Cemetery (Active)  |
| 1 87  | 26579 | W. Huron River Drive | South     | 58     | 093 | 99 | 0006 | 000 | 1985 | NON-CONTRIBUTOR | BUILDING | House and Garage   |
| 1 88  | 26601 | W. Huron River Drive | South     | 58     | 093 | 99 | 0003 | 700 | 1922 | CONTRIBUTOR     | BUILDING | Industrial Complex |
| 1 89  | 26643 | W. Huron River Drive | South     | 58     | 093 | 99 | 0002 | 000 | 1924 | CONTRIBUTOR     | BUILDING | Industrial Complex |
| 1 90  | 26647 | W. Huron River Drive | South     | 58     | 092 | 02 | 0058 | 000 | 1940 | CONTRIBUTOR     | BUILDING | Industrial Complex |
| 1 91  | 26657 | W. Huron River Drive | South     | 58     | 092 | 02 | 0057 | 000 | 1947 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 92  | 26677 | W. Huron River Drive | South     | 58     | 092 | 02 | 0055 | 300 | 1947 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 93  | 26697 | W. Huron River Drive | South     | 58     | 092 | 02 | 0054 | 301 | 1939 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 94  | 26721 | W. Huron River Drive | South     | 58     | 092 | 02 | 0052 | 002 | 1951 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 95  | 26725 | W. Huron River Drive | South     | 58     | 092 | 02 | 0051 | 002 | 1953 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 96  | 26735 | W. Huron River Drive | South     | 58     | 092 | 02 | 0050 | 000 | 1987 | NON-CONTRIBUTOR | BUILDING | House and Garage   |
| 1 97  | 26755 | W. Huron River Drive | South     | 58     | 092 | 02 | 0048 | 000 | 1989 | NON-CONTRIBUTOR | BUILDING | House and Garage   |
| 1 98  | 26765 | W. Huron River Drive | South     | 58     | 092 | 02 | 0047 | 000 | 1951 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 99  | 26775 | W. Huron River Drive | South     | 58     | 092 | 02 | 0046 | 000 | 1960 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 100 | 26787 | W. Huron River Drive | South     | 58     | 092 | 02 | 0045 | 000 | 1967 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 101 | 26845 | W. Huron River Drive | South     | 58     | 092 | 02 | 0136 | 000 | 1957 | CONTRIBUTOR     | BUILDING | House and Garage   |
| 1 102 | 26855 | W. Huron River Drive | South     | 58     | 092 | 02 | 0134 | 300 | 2004 | NON-CONTRIBUTOR | BUILDING | House and Garage   |



## List of Area #1

|       | No.    | Street               | Direction | Parcel |     |    |      |     | Year   | Status          | Type      | Description         |
|-------|--------|----------------------|-----------|--------|-----|----|------|-----|--------|-----------------|-----------|---------------------|
| 1 103 | 26875  | W. Huron River Drive | South     | 58     | 092 | 02 | 0132 | 302 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 104 | 26891  | W. Huron River Drive | South     | 58     | 092 | 02 | 0131 | 301 | 2001   | NON-CONTRIBUTOR | BUILDING  | House and Garage    |
| 1 105 | 26925  | W. Huron River Drive | South     | 58     | 092 | 02 | 0130 | 000 | 1989   | NON-CONTRIBUTOR | BUILDING  | House and Garage    |
| 1 106 | 26935  | W. Huron River Drive | South     | 58     | 092 | 02 | 0129 | 000 | 2000   | NON-CONTRIBUTOR | BUILDING  | House and Garage    |
| 1 107 | 26945  | W. Huron River Drive | South     | 58     | 092 | 02 | 0128 | 000 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 108 | 26965  | W. Huron River Drive | South     | 58     | 092 | 02 | 0126 | 000 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 109 | 27005  | W. Huron River Drive | South     | 58     | 092 | 02 | 0125 | 000 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 110 | 27015  | W. Huron River Drive | South     | 58     | 092 | 02 | 0124 | 000 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 111 | 27023  | W. Huron River Drive | South     | 58     | 092 | 02 | 0123 | 000 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 112 | 27031  | W. Huron River Drive | South     | 58     | 092 | 02 | 0122 | 000 | 1951   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 113 | 27051  | W. Huron River Drive | South     | 58     | 092 | 02 | 0120 | 000 | 1930   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 114 | 27059  | W. Huron River Drive | South     | 58     | 092 | 02 | 0119 | 000 | 1972   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 115 | 27067  | W. Huron River Drive | South     | 58     | 092 | 02 | 0118 | 000 | 1972   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 116 | 27075  | W. Huron River Drive | South     | 58     | 093 | 99 | 0003 | 700 | 1926   | NON-CONTRIBUTOR | BUILDING  | House and Garage    |
| 1 117 | 27089  | W. Huron River Drive | South     | 58     | 092 | 02 | 0115 | 000 | 1972   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 118 | 27117  | W. Huron River Drive | South     | 58     | 092 | 02 | 0113 | 000 | 1958   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 119 | 27127  | W. Huron River Drive | South     | 58     | 092 | 02 | 0112 | 000 | 1958   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 120 | 27147  | W. Huron River Drive | South     | 58     | 092 | 02 | 0110 | 000 | 1925   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 121 | 27199  | W. Huron River Drive | South     | 58     | 092 | 02 | 0004 | 000 | 1941   | CONTRIBUTOR     | BUILDING  | House and Garage    |
| 1 122 | 27397  | W. Huron River Drive | South     | 58     | 092 | 99 | 0011 | 000 | 1998   | NON-CONTRIBUTOR | BUILDING  | House and Garage    |
| 1 123 | NVA 1A | W. Huron River Drive |           |        |     |    |      |     | 1930   | CONTRIBUTOR     | STRUCTURE | HV Mausoleum        |
| 1 124 | NVA 1B | W. Huron River Drive |           |        |     |    |      |     | 1810   | CONTRIBUTOR     | SITE      | Oak Forest Cemetery |
| 1 125 | NVA 1C | W. Huron River Drive |           |        |     |    |      |     | 1922   | CONTRIBUTOR     | STRUCTURE | Huron Dam           |
| 1 126 | NVA 1D | W. Huron River Drive |           |        |     |    |      |     | 1998** | CONTRIBUTOR     | STRUCTURE | Fish Ladder         |
| 1 127 | NVA 1E | W. Huron River Drive |           |        |     |    |      |     | 1957   | CONTRIBUTOR     | STRUCTURE | Water Filtration    |
| 1 128 | NVA 1F | W. Huron River Drive |           |        |     |    |      |     | 1820   | CONTRIBUTOR     | SITE      | Vreeland Burial     |
| 1 129 | NVA 1G | W. Huron River Drive |           |        |     |    |      |     | 1820   | CONTRIBUTOR     | SITE      | Huroc Park          |

NVA= NO VISIBLE ADDRESS

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26890 Ford Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0089_000 Lot 89 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.096400                                        |                                       | Long: -83.291900                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1957                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1-Story rectilinear                                                 |
| Roof Form               | Low-pitched hip roof with broad eaves                               |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Poured Concrete                                                     |
| Window Materials        | vinyl replacement                                                   |
| Window Type             | Horizontal sliding                                                  |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | One garage (detached)                                               |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development, Architecture, Industry                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1957-1972 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26890 Ford Ave                                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Historic Owner:                                                                  | Milton S. Moore and Esther S. Moore                                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Ri-Co Building Company, co-partners [Junior Vinson Riffle & Freeman Cowgar]                                                                                                                         |                                                         |                                                 |                                                                                                                                         |

|             |                |             |                         |                 |  |
|-------------|----------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 August 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|----------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26890 Ford Avenue is a one-story, wood-frame Ranch dwelling characteristic of post-World War II suburban housing that transformed Flat Rock during the 1950s. The rectangular footprint is oriented parallel to the street, presenting the long, horizontal profile typical of the style. A low-pitched hip roof with deep overhanging eaves extends over both the main living area and the integrated single-car garage, creating a unified roofline. Simple brackets or rafter tails would have originally been exposed beneath the eaves.

The asymmetrically composed facade features an offset main entrance protected by a small covered stoop with decorative metal posts. Brick or stone veneer accent panels likely contrast with horizontal siding at the entrance area, reflecting the style's emphasis on mixed materials. A large tripartite picture window dominates the front facade, flanked by smaller operable units, while additional horizontally oriented sliding windows reinforce the home's linear character.

**Character-Defining Features:** Horizontal emphasis in massing and detailing; integration of garage into the main structure; large picture window on front facade; low-pitched hip roof with broad overhanging eaves; mixed exterior materials (siding with masonry accents); modest scale appropriate to middle-class suburban development; simple, functional ornamentation limited to the entrance area.

The concrete driveway, likely original or early, features a characteristic ribbon design. Mature landscape features including shade trees and foundation plantings may date to the period of significance.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Mamie H. Van Riper, survivor of herself and George W. Van Riper, her deceased husband (whose Death Certificate was recorded in Liber 12064, Page 677), conveyed Lot 89 to Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, by Warranty Deed on March 15, 1957, recorded April 12, 1957. Building restrictions applied.<sup>1</sup>

Ri-Co Building Company, a Michigan co-partnership of Junior Vinson Riffle and Freeman Cowgar, took out a mortgage from Guaranty Savings & Loan Association in the amount of \$5,000 on May 16, 1957, recorded May 22, 1957, on Lot 89 [this was to build the house].<sup>2</sup>

Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, conveyed Lot 89 to Milton S. Moore and Esther S. Moore, his wife, by Warranty Deed on August 1, 1957, recorded August 9, 1957.<sup>3</sup>

Ellen T. Metcalf conveyed Lot 89 to Duane A. Brow and Loretta M. Brow, his wife, by Warranty Deed for \$17,500 on August 13, 1969, recorded August 25, 1969.<sup>4</sup>

Duane A. Brow and Loretta M. Brow, his wife, took out a mortgage from Corby Mortgage Corporation in the amount of \$16,000 on August 13, 1969, recorded August 25, 1969, on Lot 89.<sup>5</sup>

Corby Mortgage Corporation assigned the mortgage on Lot 89 to Federal National Mortgage Association, Illinois, by Assignment on August 20, 1969, recorded August 26, 1969.<sup>6</sup>

Loretta M. Brow, a single woman, conveyed Lot 89 to Duane A. Brow by Quit Claim Deed for \$7,000 on May 21, 1985, recorded May 31, 1985.<sup>7</sup>

We have the Duane Brow family living here during the late 1970s early 1980s.<sup>8</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026;

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Personal knowledge of Walter Masson, mail carrier (1961-1992). Mr. Masson, now retired, personally delivered mail to this address and recalls the Brow family living there.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

**Criterion A – Community Development and Industrial Growth:** The property at 26890 Ford Avenue is significant under Criterion A for its association with the Late Period of Significance (1922–1972). Built in 1957 during the peak of Ford-driven transformation, this house represents the housing boom generated by the Village Industries concept, which employed local residents with short commutes while encouraging agricultural ties. This hybrid community pattern, centered on the Ford plants and supported by the D.T.&I. railroad, fundamentally altered Flat Rock from the rural village established by the Vreelands into a modern industrial suburb.

### **Assessment of Seven Aspects of Integrity:**

**Location:** The building remains on its original site on Ford Avenue, maintaining its relationship to the historic street grid established by Michael Vreeland in 1834 and its proximity to the Ford industrial complex.

**Design:** Essential Ranch-style design characteristics remain intact, preserving the architectural vocabulary of Late Period residential expansion.

**Setting:** The surrounding neighborhood retains its mid-20th century character with numerous contributing properties, creating an intact streetscape illustrating residential development patterns of the period.

**Materials:** While some original materials have been updated, these changes are typical of properties from this era and do not compromise the building's ability to convey its historical associations.

**Workmanship:** Evidence of 1950s construction techniques remains visible, reflecting standardized building practices employed during rapid residential expansion.

**Feeling:** The property evokes the character of Flat Rock's transformation when industrial employment drove suburban development while maintaining the community's connection to its rural past.

**Association:** The direct link between this property and industrial-driven residential development remains clear, conveying its role in the broader Village Industries narrative.

**Contributing Status Recommendation:** The property at 26890 Ford Avenue is recommended as a CONTRIBUTING resource to the proposed Flat Rock Historical District. Built in 1957, it directly resulted from housing demand created by Ford's industrial operations, beginning with the 1922 Village Industries Headlamp Plant and continuing through subsequent expansion. Despite minor alterations typical of its age, the building retains sufficient integrity in all seven aspects to convey its significance.

The property represents both industrial-driven suburbanization (Criterion A) and the architectural response to housing industrial workers (Criterion C). Its intact Ranch-style design reinforces the district's ability to illustrate how the Huron River—which attracted the Vreelands in 1834 and Henry Ford in 1922—shaped Flat Rock's development across both periods of significance. Future alterations should be guided by the Secretary of the Interior's Standards for Rehabilitation to maintain contributing status.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) Parcel # 58\_092\_02\_0089; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26906 Ford                                            |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0090_000 Lot 90 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.096400                                        |                                       | Long: -83.291900                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1953                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | One-story rectilinear                                               |
| Roof Form               | Front-facing gable w/ side hip                                      |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | River rock veneer and horizontal vinyl siding                       |
| Foundation Materials    | Poured Concrete                                                     |
| Window Materials        | Vinyl replacement                                                   |
| Window Type             | Double hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | One detached garage                                                 |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development, Architecture, Industry                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1953-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26906 Ford Ave.                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic Owner:                                                                  | Milton & Esther Moore                                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Ri-Co Building Company                                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Aug 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1953 vernacular cottage is a 1-story frame dwelling on Ford Ave. in Flat Rock, representative of postwar residential development during the mature phase of the community's growth as a suburban-industrial center. The property retains its essential cottage form despite material alterations, contributing to the residential character of Ford Ave.

The house exhibits a compact rectangular footprint with a front-gable roof clad in asphalt shingles in dark tones. The moderate roof pitch and clean fascia profile are consistent with economical postwar construction. The exterior walls are clad in vinyl siding in tan, a replacement material obscuring the original surface, likely wood clapboard or asbestos shingle. The concrete block foundation has been clad with permastone veneer — a decorative masonry product simulating natural river stone — applied across the front facade and porch piers. The permastone displays rounded cobblestone forms in earth tones and represents a popular mid-century decorative treatment.

The primary elevation features a recessed covered porch in the right bay, framed by squared piers clad in permastone, with a replacement panel door and storm door. A large aluminum-frame picture window with vertical muntin divisions occupies the left bay. Additional aluminum-frame double-hung replacement windows on the side elevations maintain original opening proportions; the original fenestration was likely wood-sash.

A detached garage is located to the rear, accessed by a paved driveway along the east side. Chain-link fencing marks the west property boundary; a privacy fence encloses the rear yard. The lot is well maintained with spring-blooming perennials along the front facade and mature deciduous trees framing the front yard.

Character-defining features include the 1-story front-gable form, recessed covered porch with permastone-clad piers, permastone veneer on front facade, large picture window in left bay, compact footprint, and spatial relationship between dwelling and detached rear garage.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Mamie H. Van Riper, survivor of herself and George W. Van Riper, her deceased husband (whose Death Certificate was recorded in Liber 12064, Page 677), conveyed Lot 90 to Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, by Warranty Deed on May 15, 1957, recorded May 28, 1957.<sup>1</sup> Ri-Co Building Company, a Michigan co-partnership of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, took out a mortgage from Guaranty Savings & Loan Association, a Michigan Corporation, in the amount of \$5,000 on June 11, 1957, recorded June 14, 1957, on Lot 90 [to build the house].<sup>2</sup>

Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, conveyed Lot 90 to Milton S. Moore and Esther S. Moore, his wife, by Warranty Deed on August 1, 1957, recorded August 9, 1957.<sup>3</sup>

Milton S. Moore, a single man, survivor of himself and Esther S. Moore, his deceased wife (whose Death Certificate was recorded in Liber 17736, Page 12, Wayne County Records), conveyed Lot 90 to Howard Dempsey and Dorinin Dempsey, his wife, by Warranty Deed for \$11,250 on February 21, 1974, recorded March 14, 1974.<sup>4</sup> Howard Dempsey is recorded living here until his death in 1974 and Dornin Dempsey lived here until the mid-1990s.<sup>5</sup> Dorinin Dempsey, a single woman, took out a mortgage from Old Kent Bank-Southeast in the amount of \$10,000 on November 8, 1985, recorded November 20, 1985, on Lot 90.<sup>6</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Personal knowledge of Walter Masson, mail carrier (1961-1992). Mr. Masson, now retired, personally delivered mail to this address and recalls that Mr. Howard Dempsey lived at 26906 Ford.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents postwar residential infill during the mature phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

**Criterion A - Community Planning and Development:** Constructed c. 1953 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this cottage represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The property illustrates affordable housing that enabled veterans and young families to achieve homeownership near industrial employment.

The front-gable vernacular cottage was among the most economical dwelling forms of the postwar period — simple in roof form, compact in plan, and built with standardized materials. Unlike the Minimal Traditional or Cape Cod variants offering expandable half-stories, the single-story cottage provided all living space on one level, minimizing construction complexity and offering the lowest entry point to homeownership. The permastone veneer represents a period decorative application achieving a masonry appearance at lower cost than full stone or brick.

**Integrity Assessment:** The property retains integrity of location on its original site. Design integrity is maintained through preservation of the front-gable form, recessed porch with permastone-clad piers, picture window, and spatial relationship to the detached garage. The permastone veneer, while a later application, has itself achieved significance as a mid-century decorative treatment within the period of significance. Materials integrity has been diminished through vinyl siding, aluminum replacement windows, and a replacement entry door, though these alterations are reversible and the structural fabric remains intact. Setting is preserved through relationship to neighboring residences and the Ford Ave. streetscape. Feeling and association remain strong, as the property conveys its character as a modest postwar working-class residence.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1953 construction date places this property within the mature phase of Flat Rock's development. The front-gable vernacular cottage form exemplifies economical housing that enabled working families to achieve homeownership. The property retains its essential form with the front-gable roof, recessed porch, and picture window clearly legible despite material alterations. The permastone veneer constitutes a character-defining mid-century feature. While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58\_092\_02\_0090\_000; generically citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26916 Ford                                            |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0091_000 Lot 91 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103168                                        | Long: -83.298817                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1997                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Complex with multi-gabled                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Poured Concrete                                                     |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | One garage (detached)                                               |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A – Non-Contributing                                                                                                                                                                              |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A Outside of significance period                                                                                                                                                                  |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 26916 Ford Ave.                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | n/a                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residential                                                                                                                                                                           |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | John Kittle                                                                                                                                                                                         |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Aug 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1997 Contemporary Traditional residence is a 1.5-story dwelling situated at 26916 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1990s residential construction combining multiple architectural elements including cross-gable roof forms, brick veneer accents, vinyl siding, and complex massing typical of contemporary suburban residential design.

The house displays an irregular footprint with complex cross-gable roof configuration creating multiple peaks and varied rooflines. The roof features moderately steep pitches with asphalt shingle covering in dark blue or charcoal tones. Two prominent front gable dormers project from the main roof, providing upper-story space and creating visual interest through varied rooflines. A tall chimney element rises from the left side, clad in vinyl siding matching the main walls.

The exterior walls combine two materials creating visual contrast: cream or beige brick veneer on portions of the facade and vinyl siding in dark gray or charcoal tones on gable ends and upper sections. The brick veneer is laid in running bond pattern and features a circular attic vent providing decorative detail on the right gable section. The vinyl siding exhibits horizontal lap profile. This combination of brick and vinyl represents typical late 1990s residential design emphasizing varied materials and textures.

The front facade displays contemporary asymmetrical organization with projecting sections creating three-dimensional massing. A covered entry porch projects from the center, featuring white column or pillar creating classical detail and dark accents framing the entry door. The entry is elevated above grade with concrete steps providing access. Window openings consist of vinyl-frame double-hung units arranged individually and in pairs, with dark-colored trim creating contrast against the lighter brick and darker siding.

A contemporary bay or projecting window section is visible on the left portion, featuring large glass areas providing natural light. The right section features brick veneer with the circular attic vent and vinyl-clad gable above.

The property occupies a lot on Ford Avenue with mature deciduous and evergreen trees providing landscaping. A substantial deciduous tree stands in the left background while mature evergreen conifers frame the property on both sides. Foundation plantings include ornamental shrubs and perennials arranged in naturalistic beds with rock edging. The lawn is maintained in excellent condition. A concrete driveway extends along the property. A garage structure is located at the rear.

Character-defining features include 1.5-story Contemporary Traditional form with complex cross-gable roof configuration, two front gable dormers, combination of cream brick veneer and dark gray vinyl siding, circular attic vent in brick gable, covered entry porch with white column, vinyl-frame double-hung windows with dark trim, tall vinyl-clad chimney element, concrete block foundation, and garage at rear.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Nancy and John Kittle owned this property in 1997.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1997 property is recommended as **Non-Contributing to the Flat Rock Historical District**. The 1997 construction date falls outside the district's 1834-1975 period of significance by 22 years, representing late 20th century residential development that postdates the district's historical periods.

**Criterion Assessment:** The property does not meet National Register Criteria A, B, C, or D within the context of the Flat Rock Historical District's period of significance. The c. 1997 construction represents contemporary residential development occurring two decades after the district's 1975 terminal date. The dwelling does not possess exceptional significance under Criteria Consideration G that would warrant inclusion despite its recent construction date.

**Integrity Assessment:** While the property retains integrity of location, design, materials, workmanship, and setting as a late 1990s dwelling, it does not retain integrity of feeling or association with the district's historical periods (Early Period 1834-1920s and Late Period 1922-1975). The contemporary design vocabulary, materials

combinations, and construction methods represent late 20th century residential development fundamentally different from the district's contributing resources.

**Non-Contributing Status:** The 1997 construction postdates the district's period of significance by 22 years. The Contemporary Traditional design with complex gable configuration, brick and vinyl material combinations, and contemporary detailing represents residential architectural trends of the 1990s rather than the district's significant periods. The property does not contribute to understanding Early Period agricultural development, Ford's Village Industries program community development (1928-1947), post-war residential expansion, or mid-20th century suburban development that define the district's significance. The property represents infill development or property redevelopment occurring decades after the district's period of significance concluded.

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.**

**Reasons Supporting Non-Contributing Status:** The c. 1997 construction date falls 22 years outside the district's 1834-1975 period of significance. The Contemporary Traditional architectural design represents late 1990s residential trends rather than the district's significant architectural periods. The complex cross-gable roof configuration with multiple dormers, combination of brick veneer and vinyl siding, contemporary window arrangements, and overall design vocabulary represent late 20th century residential construction fundamentally different from contributing resources. The property does not possess exceptional significance warranting inclusion under Criteria Consideration G. The dwelling represents contemporary residential development that does not contribute to understanding the district's significance under Community Planning and Development, Industry, or Architecture. The property does not reflect Ford Village Industries community development, post-war residential expansion, or mid-20th century suburban development patterns that characterize the district's Late Period. As a non-contributing resource constructed outside the period of significance, the property does not diminish the district's integrity but simply represents later infill development.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58\_092\_02\_0091\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26926 Ford                                            |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0092_000 Lot 92 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.096400                                        |                                       | Long: -83.291900                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                              |                                        |
|-------------------------|------------------------------|----------------------------------------|
| Construction Date       | 1952                         |                                        |
| Architectural Style     | Colonial Revival             |                                        |
| Building Form           | 1 Story Rectilinear          |                                        |
| Roof Form               | Side Gable w/ dormer         |                                        |
| Roof Materials          | Asphalt Shingles             |                                        |
| Exterior Wall Materials | Brick Veneer                 |                                        |
| Foundation Materials    | Brick/Concrete               |                                        |
| Window Materials        | Vinyl/Aluminum Replacement   |                                        |
| Window Type             | Picture/Double Hung          |                                        |
| Outbuildings            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Number/Type:            |                              |                                        |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1952-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 26926 Ford Ave.                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | John R. Miller                                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Now DUPLEX                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Aug 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1952 Minimal Traditional Cape Cod residence is a 1.5-story dwelling situated at 26926 Ford Avenue in Flat Rock. The building exhibits characteristic features of early 1950s residential construction including side-gabled roof with front dormer, brick and stone veneer exterior, and compact massing typical of post-war housing development during the Korean War period.

The house displays a rectangular footprint with side-gabled roof form creating moderate pitch with eave lines presenting to the street frontage. A prominent front gable dormer projects from the roof slope, providing upper-story living space and creating Cape Cod character typical of early 1950s residential design. The dormer features vinyl siding in white with a single window opening. The roof is covered with asphalt shingles in gray tones. A small vent pipe or chimney element extends from the roof ridge.

The exterior walls exhibit distinctive material treatment combining two masonry veneers creating visual contrast and texture. The left two-thirds of the facade features brick veneer in reddish-brown tones laid in running bond pattern, demonstrating quality early 1950s masonry work. The right section features stone veneer or possibly manufactured stone in tan or beige tones creating textured appearance. This combination of brick and stone veneers represents typical early 1950s residential design emphasizing varied materials and permanent construction. The foundation is constructed of brick matching the wall veneer, visible at grade level.

The front facade displays asymmetrical organization with the central entry door positioned slightly left of center. Concrete steps with metal railings provide access to the elevated entry. Window openings consist of vinyl-frame double-hung replacement units maintaining original opening locations. Windows are arranged with single and paired configurations. The left section features a large picture window or multi-unit window grouping characteristic of early 1950s emphasis on natural light and indoor-outdoor visual connections.

Foundation plantings include shaped evergreen shrubs flanking the entry and additional shrubs along the foundation. The lawn is maintained in good condition. A concrete walkway provides pedestrian access from the street. Mature deciduous and evergreen trees provide substantial landscaping, including a large conifer on the left and mature deciduous trees in the background.

Character-defining features include 1.5-story Minimal Traditional Cape Cod form with side-gabled roof, prominent front gable dormer with white vinyl siding, combination of reddish-brown brick veneer and tan stone veneer creating material contrast, brick foundation, vinyl-frame double-hung replacement windows, central entry with concrete steps and metal railings, large window grouping on left section, asymmetrical facade organization, and mature mixed landscaping.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 92 to Walter Sagesser and Frances Sagesser, his wife, by Warranty Deed on July 16, 1949, recorded October 17, 1949.<sup>1</sup>

Walter Sagesser and Frances Sagesser, his wife, conveyed Lot 92 to John Raymond Miller by Warranty Deed on May 2, 1952, recorded May 8, 1952. Building restrictions applied.<sup>2</sup>

John Raymond Miller, a single man, took out a mortgage from Trenton State Bank, a Michigan Banking Corporation, in the amount of \$7,500 on September 26, 1952, recorded September 30, 1952, on Lot 92.<sup>3</sup> This mortgage was later discharged.

Trenton State Bank, a Michigan Banking Corporation, assigned the mortgage on Lot 92 to Wayne Bank by Assignment on January 11, 1954, recorded January 21, 1954. The assignment referenced the mortgage recorded in Liber 11482, Page 544.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The property at 26926 Ford Avenue contributes to the significance of the proposed Flat Rock Historical District as a representative example of post-World War II suburban residential development that housed the expanding industrial workforce during the Late Period of Significance (1922-1972). Constructed circa 1950, this Cape Cod style residence directly relates to the community transformation that followed Henry Ford's establishment of Village Industries and the broader post-war economic expansion that characterized southeastern Michigan.

### National Register Criteria Evaluation

#### **Criterion A (Events):**

This property is significant under Criterion A as part of the post-World War II residential development that directly supported Flat Rock's transformation from a rural river community to an industrial suburban center. The period from 1945-1960 witnessed substantial population growth as veterans returned from military service and sought employment in the expanding automotive industry. The construction of substantial yet modest housing like this Cape Cod residence was essential to accommodate this growing workforce and represents the successful realization of Henry Ford's vision of creating stable residential communities around industrial facilities.

The property's location on Ford Avenue, named to commemorate Henry Ford's transformative industrial presence in the community, provides direct physical connection to the industrial development theme central to the district's significance. This residence represents the democratization of homeownership that characterized the post-war period and the community's evolution from a rural village to a suburban industrial center.

#### **Criterion C (Architecture/Design):**

While modest in scale, this property represents the architectural preferences and building practices that characterized post-war suburban development in southeastern Michigan. The Cape Cod/Colonial Revival style was extremely popular during the late 1940s and 1950s, representing both a return to traditional American architectural forms and the practical application of economical yet attractive standardized designs that made homeownership accessible to the expanding industrial workforce.

The mixed-material exterior treatment (brick and wood siding) exemplifies the period's emphasis on visual variety within economical construction methods. This approach provided both durability through the brick base and economy through wood siding on the upper level, while creating visual interest that distinguished individual properties within developing suburban neighborhoods.

### Integrity Assessment

The property retains sufficient integrity in all seven aspects to convey its historical and architectural significance:

**Location:** EXCELLENT - The property remains in its original location on Ford Avenue within the historic residential neighborhood context.

**Design:** GOOD - The essential Cape Cod form, room arrangement, and facade composition remain intact. The mixed-material exterior treatment and dormer configuration preserve the original design intent.

**Setting:** GOOD - The suburban residential neighborhood setting is preserved, with mature trees and residential context maintaining the post-war development character despite some modern infill construction nearby.

**Materials:** GOOD - The primary character-defining materials (brick veneer and wood siding) appear to be original or compatible replacements. The roof covering has likely been replaced but maintains the original form and material type.

**Workmanship:** GOOD - The construction quality and craftsmanship of the mixed-material exterior treatment demonstrates the building techniques typical of quality post-war residential construction, including skilled brickwork and millwork detailing.

**Feeling:** GOOD - The property continues to convey the sense of modest post-war suburban domesticity that characterized the neighborhood's development during the Late Period of Significance.

**Association:** EXCELLENT - The direct connection to Ford Avenue and the post-war industrial workforce housing development remains clear and intact, providing tangible association with the community's transformation during the Late Period of Significance.

### Historic District Contribution

This property makes an important contribution to the proposed Flat Rock Historical District by representing the substantial yet modest housing stock that served the community's post-war industrial workforce. The residence demonstrates how the community successfully accommodated rapid population growth while maintaining residential neighborhood character that supported stable family life around industrial employment.

The Cape Cod architectural style connects to broader American residential traditions while the mixed-material construction reflects regional building practices and economic considerations specific to southeastern Michigan's industrial communities during the post-war period. The property's integrity and direct association with the Late Period of Significance make it an important component of the district's ability to convey the story of community transformation from rural village to industrial suburb.

This property should be designated as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District based on the following factors:

**Historical Significance:** Constructed during the Late Period of Significance (c. 1950), directly relating to post-World War II suburban development that housed Ford Motor Company's expanding workforce.

**Architectural Integrity:** Retains sufficient integrity in all seven aspects to convey its significance as a representative example of post-war Cape Cod residential architecture.

**District Context:** Located on Ford Avenue with direct connection to the industrial transformation theme central to the district's significance.

**Typological Importance:** Represents the architectural preferences and construction practices that characterized the successful accommodation of rapid suburban growth during the community's most transformative period.

The property meets the minimum 50-year age requirement and demonstrates the successful integration of traditional American residential forms with regional building practices and materials that characterized southeastern Michigan's industrial suburban development during the post-war period. Future preservation efforts should focus on maintaining the character-defining mixed-material exterior and essential Cape Cod form that distinguish this property as a representative example of its type and period.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58\_092\_02\_0092\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26946 Ford                                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0094_000 Lots 94 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1035108                                        | Long: -83.2991194                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1947                                                                |
| Architectural Style     | Colonial Revival/Minimal                                            |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/ Twin Front Dormers                                    |
| Roof Materials          | Standing Seam Metal                                                 |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete/Stone Veneer                                               |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | One garage (detached)                                               |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History; Architecture                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1947-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Roof <input type="checkbox"/>            | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26946 Ford Ave.                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Richard & Norma Little                                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single-family residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single-family residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Aug 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1947 Colonial Revival/Minimal Traditional cottage is a 1.5-story frame dwelling situated at 26946 Ford Avenue in Flat Rock. The building exhibits characteristic features of immediate post-World War II residential construction including side-gabled roof with dormers, full-width front porch, and symmetrical organization typical of transitional design blending traditional Colonial Revival elements with post-war construction economy.

The house displays a rectangular footprint with side-gabled roof form creating moderate pitch with eave lines presenting to the street frontage. Two symmetrically-placed gable dormers project from the front roof slope, providing upper-story living space and maintaining Colonial Revival emphasis on balanced composition. The dormers feature vinyl siding in white or cream with single window openings. The roof is covered with standing seam metal in gray tones, creating traditional roofing material appearance with vertical seams characteristic of metal roofing systems. This standing seam metal roof may represent original 1947 construction or appropriate period replacement material. A brick chimney rises from the right side of the structure, constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation features combination masonry treatment with brick and stone veneer in reddish-brown and gray tones creating textured base, demonstrating quality post-war construction.

The most prominent architectural feature is the full-width front porch extending across the entire facade, creating substantial sheltered outdoor living space characteristic of both pre-war traditions and immediate post-war residential design before porches were largely eliminated in favor of more economical construction. The porch features simple square posts or columns painted white supporting the porch roof that extends from the main roofline. White-painted railings with vertical balusters provide porch enclosure. Concrete or masonry steps with the same brick and stone veneer treatment as the foundation provide access from grade to the elevated porch level. The full-width porch represents transitional design retaining traditional amenities during the immediate post-war period.

The front facade displays symmetrical organization characteristic of Colonial Revival design. The central entry door is flanked by window groupings creating balanced composition. Window openings consist of vinyl-frame double-hung replacement units arranged symmetrically on both levels. Multiple window groupings provide substantial natural light penetration typical of post-war residential design.

The property occupies a lot on Ford Avenue with mature landscaping. Foundation plantings include rock-edged beds with mixed plantings. The lawn is maintained in moderate condition with spring green coloration. A concrete or paved driveway extends along the right side of the property. A detached garage structure is visible at the rear right. Adjacent residential structures are visible including a two-story dwelling to the left.

Character-defining features include 1.5-story Colonial Revival/Minimal Traditional form with side-gabled roof, two symmetrically-placed gable dormers, standing seam metal roof, full-width front porch with square posts and white railings, brick and stone veneer foundation creating textured base, brick chimney, symmetrical facade organization, vinyl siding over frame construction, vinyl-frame double-hung replacement windows, concrete steps with masonry veneer, and detached garage.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Richard and Norma Little resided at 26946 Ford in 1950; and Richard was employed as the general manager of an office equipment manufacturer.<sup>1</sup> Clarence & Virginia Seator resided at 26946 Ford Ave. during the 1960s representing one of the earlier Ford Avenue residences.<sup>2</sup> Clarence died on 30 March 1967; he was a Supervisor for the DTI Railroad and moved to Flat Rock from Ohio, according to his obituary.<sup>3</sup> William & Beverly Goepfert resided at 26946 Ford Ave in the 1990s.<sup>4</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1947 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents immediate post-World War II residential development during the critical transition from wartime restrictions to peacetime construction, documenting the resumption of civilian housing production serving returning veterans and demonstrating transitional design blending Colonial Revival traditions with emerging post-war economy.

**Integrity Assessment:** The property retains excellent integrity in all seven aspects despite vinyl siding and window replacements. Location integrity is complete with the dwelling remaining on original site since 1947 construction. Design integrity is excellent with 1.5-story Colonial Revival/Minimal Traditional form, side-gabled roof with symmetrical dormers, full-width porch, and symmetrical organization intact. Materials integrity is very good with standing seam metal roof, brick and stone veneer foundation, and brick chimney preserved, though vinyl siding covers original wall materials and windows have been replaced. Workmanship integrity is excellent with symmetrical dormer placement, full-width porch construction, and quality masonry foundation demonstrating immediate post-war craftsmanship. Setting integrity is excellent within mid-20th century residential neighborhood. Feeling integrity is excellent with property completely conveying 1947 post-war cottage character through distinctive form, dormers, and full-width porch. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The 1947 construction date places this property at the critical moment when American residential construction resumed following World War II restrictions. Construction in 1947 represents the immediate post-war building boom when severe housing shortages created by wartime construction suspension and returning veterans' needs drove unprecedented residential development. The property likely served returning World War II veterans benefiting from Veterans Administration and Federal Housing Administration mortgage programs that enabled widespread homeownership. The substantial dwelling with quality features including full-width front porch and masonry foundation demonstrates transitional post-war construction retaining traditional amenities before Ranch houses and more economical building methods would dominate the 1950s. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's evolution from Village Industries company town to post-war suburban residential community. The continuous single-family residential use since 1947 demonstrates successful immediate post-war housing serving community needs across nearly eight decades.

**Criterion C - Architecture:** The property represents an excellent example of 1947 transitional residential architecture blending Colonial Revival traditional design with emerging post-war Minimal Traditional economy. The 1.5-story form with side-gabled roof and symmetrically-placed dormers demonstrates Colonial Revival

<sup>1</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 71, dwelling 9, for Richard & Norma Little, NARA Identifier #306578922; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R3Q?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSX-DMSX&action=view&cc=4464515&lang=en&groupid=> : accessed 27 July 2025), FHL#108992484, Image 13 of 15; United States. National Archives and Records Administration.

<sup>2</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> "Michigan, Deaths and Burials, 1800-1995", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FHH3-YD8> : accessed 20 November 2025), Clarence Davis Seator, 1967; **ALSO**, "Find a Grave Index," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVLN-RXRW> : accessed 20 November 2025), entry for Clarence Davis Seator, 1967.

<sup>4</sup> Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

emphasis on balanced composition. The two gable dormers positioned symmetrically create formal character while providing economical upper-story space within the roof volume. The exceptional full-width front porch represents significant retention of traditional residential amenity during the immediate post-war period, distinguishing this dwelling from later post-war houses that eliminated porches for economy. This full-width porch documents transitional design practices during 1947 when traditional elements competed with emerging pressure for construction efficiency. The standing seam metal roof represents durable traditional roofing material. The brick and stone veneer foundation creates quality textured base demonstrating post-war masonry craftsmanship. The symmetrical facade organization reflects Colonial Revival design principles.

**Period of Significance:** The 1947-1975 period encompasses the property's construction during immediate post-war residential boom through the district's terminal date.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

**Reasons Supporting Contributing Status:** The 1947 construction represents immediate post-World War II residential development during critical transition from wartime to peacetime. The 1.5-story Colonial Revival/Minimal Traditional form demonstrates transitional design blending traditional and emerging post-war elements. The side-gabled roof with two symmetrically-placed dormers exhibits Colonial Revival balanced composition. The exceptional full-width front porch represents significant retention of traditional residential amenity distinguishing immediate post-war construction from later 1950s economy. The standing seam metal roof demonstrates durable traditional material. The brick and stone veneer foundation exhibits quality masonry craftsmanship. The symmetrical facade organization reflects Colonial Revival principles. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive form, symmetrical dormers, full-width porch, standing seam metal roof, and masonry foundation remain intact, allowing the property to authentically convey its 1947 immediate post-war origins. Ford Avenue location documents post-war residential expansion. Continuous single-family residential use since construction demonstrates post-war residential stability serving returning veterans. The property contributes to understanding 1947 immediate post-war residential boom, transitional architecture blending traditional and modern elements, Veterans Administration/Federal Housing Administration mortgage-enabled homeownership, full-width porch retention before elimination in 1950s economy, and community transformation to post-war suburban character in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58\_092\_02\_0094\_000; generically citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26956 Ford                                                  |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0095_000 Lots 95 & 96 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1036791                                             | Long: -83.2992987                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1954                                                                |
| Architectural Style     | Post-War/Minimal Traditionalist                                     |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/ Cross-Gable                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double-hung, Single-hung                                            |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Once two-car garage (detached)                                      |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1954-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26956 Ford Avenue                                                                                                                                                                                   |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Lawrence & Marjorie Castle                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single-family residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single-family residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Ambrose Kovacek/George Van Riper                                                                                                                                                                    |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Aug 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1954 Minimal Traditional cottage is a 1.5-story frame dwelling situated on a corner double lot at 26956 Ford Avenue in Flat Rock. The building exhibits characteristic features of early 1950s residential construction including side-gabled roof with front gable projection, covered front porch, and compact massing typical of Korean War-era housing development.

The house displays a rectangular footprint with side-gabled roof form creating moderate pitch with eave lines presenting to the street frontage. A front gable projection extends from the left portion of the main roof, creating varied roofline and additional interior space. The roof is covered with asphalt shingles in blue-gray tones. A brick chimney rises from the rear of the structure, constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in blue-gray or sage coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards in white creating neat terminations and color contrast. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter, typical of early 1950s residential construction standards.

The front facade displays asymmetrical organization with a covered front porch extending across the left portion beneath the front gable projection. The porch features simple square posts or columns painted white supporting the gable roof. White-painted railings with vertical balusters provide porch enclosure. Wood stairs with white-painted railings provide access from grade to the elevated porch level. The porch creates sheltered outdoor living space characteristic of early 1950s transitional design maintaining traditional porch amenities.

A distinctive screened porch or enclosed addition extends from the right side of the dwelling, visible in the side elevation view. This screened porch features its own shed or hip roof configuration with large screened openings providing outdoor living space protected from insects. The screened porch may represent later addition or original construction feature, demonstrating emphasis on outdoor living space typical of post-war residential design.

Window openings consist of vinyl-frame double-hung replacement units maintaining original opening locations. Window groupings include paired units and single windows providing natural light penetration. The front gable section features a single window opening in the gable face providing light to upper-story rooms.

The property occupies a substantial corner double lot providing expanded yard space. Mature deciduous trees create dramatic framing, with massive tree trunks visible in the foreground creating substantial overhead canopy when in leaf. Foundation plantings include shaped evergreen shrubs. The lawn is maintained in good condition with spring green coloration. A detached garage structure with attached carport is visible at the rear, constructed with wood framing and creating covered parking and storage. The corner double lot placement provides enhanced visibility and yard space typical of desirable early 1950s residential siting.

Character-defining features include 1.5-story Minimal Traditional form with side-gabled roof and front gable projection, covered front porch with white posts and railings, screened porch addition on right side, blue-gray vinyl siding with white trim, concrete block foundation, brick chimney, vinyl-frame double-hung replacement windows, corner double lot location on Ford Avenue, detached garage with carport, and mature deciduous trees creating dramatic landscape setting.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 95 and 96 to George W. Van Riper, a married man, by Warranty Deed on May 1951, recorded May 4, 1951.<sup>1</sup>

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lots 95 and 96 to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on May 3, 1951, recorded October 14, 1953.<sup>2</sup>

Ambrose Kovacek and Mary Kovacek, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, a Banking Association, in the amount of \$5,000 on November 29, 1954, recorded December 1, 1954, on Lot 95 [to build the house].<sup>3</sup> This mortgage was later discharged.

Ambrose Kovacek and Mary Kovacek, his wife, conveyed Lot 96 to Lawrence W. Castle and Marjorie Castle, his wife, by Warranty Deed on May 31, 1954, recorded June 15, 1954.<sup>4</sup> Lawrence Castle resided at 26956 Ford Ave. in 1954.<sup>5</sup> Lawrence W. Castle, an employee of the D.T. & I Railroad resided at 26956 Ford Ave. according to the 1961-1962 and 1964-1965, showing consistent residency through the early-to-mid 1960s.<sup>6</sup>

Ambrose Kovacek and Mary Kovacek conveyed Lot 95 to Lawrence W. Castle and Marjorie E. Castle, his wife, by Warranty Deed for \$15,000 on July 13, 1972, recorded July 18, 1972.<sup>7</sup>

Lawrence W. Castle and Marjorie E. Castle, his wife, conveyed Lots 95 and 96 to William P. Barker and Beverly A. Barker, his wife, by Warranty Deed on November 4, 1977, recorded November 10, 1977.<sup>8</sup>

The Barker Family currently resides at 26956 Ford Ave.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1954 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture**. The property represents early 1950s Korean War-era residential development, documenting continued post-war housing construction serving families employed in local industries, and demonstrates characteristic Minimal Traditional design with front porch and screened porch emphasizing outdoor living on substantial corner double lot.

**Integrity Assessment:** The property retains excellent integrity in all seven aspects despite vinyl siding and window replacements. Location integrity is complete with the dwelling remaining on original corner double lot since 1952 construction. Design integrity is excellent with 1.5-story Minimal Traditional form, side-gabled roof with front gable, covered porch, and screened porch addition intact. Materials integrity is good with concrete block foundation and brick chimney preserved, though vinyl siding covers original wall materials and windows have been replaced. Workmanship integrity is excellent with front porch construction, gable configurations, and overall form demonstrating early 1950s craftsmanship. Setting integrity is excellent on substantial corner double lot with mature trees. Feeling integrity is excellent with property completely conveying early 1950s cottage character through distinctive form and porches. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1954 construction date places this property within the Korean War period (1950-1953) when residential construction continued serving post-war housing demand despite wartime conditions. Construction in 1952 represents sustained residential development serving families employed in

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston, Rockwood and Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan. *Note: Lawrence Castle was living at 27312 W. Huron River Drive in 1953.*

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1960-65), for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

local industries as the community transitioned from Ford Village Industries era to post-war suburban development. The substantial corner double lot placement demonstrates desirable residential siting providing enhanced yard space, visibility, and potential for outdoor living amenities. The corner lot configuration represents thoughtful residential planning maximizing property advantages. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's continued residential expansion. The continuous single-family residential use since 1954 demonstrates successful Korean War-era housing serving community needs across more than seven decades.

**Criterion C - Architecture:** The property represents an excellent example of early 1950s Minimal Traditional residential architecture emphasizing outdoor living through dual porch configurations. The 1.5-story form with side-gabled roof and front gable projection demonstrates characteristic early 1950s cottage design balancing economy and traditional appearance. The covered front porch with simple posts and railings maintains traditional porch amenity during early 1950s when porch elimination was becoming common. The screened porch addition on the right side demonstrates post-war emphasis on outdoor living space protected from insects, representing important residential amenity during the era before air conditioning became standard. The combination of covered front porch and screened side porch creates exceptional outdoor living accommodation distinguishing this property from typical early 1950s cottages. The corner double lot siting maximizes outdoor living potential and residential prominence.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

**Reasons Supporting Contributing Status:** The c. 1954 construction represents Korean War-era residential development during continued post-war housing expansion. The 1.5-story Minimal Traditional form demonstrates characteristic early 1950s cottage design. The side-gabled roof with front gable projection creates varied roofline. The covered front porch maintains traditional residential amenity. The screened porch addition emphasizes post-war outdoor living before air conditioning prevalence. The dual porch configuration provides exceptional outdoor living accommodation. The corner double lot placement demonstrates desirable residential siting maximizing yard space and visibility. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive form, gable configurations, covered porch, screened porch, and corner lot setting remain intact, allowing the property to authentically convey its 1954 Korean War-era origins. Ford Avenue location documents post-Village Industries residential expansion. Substantial corner double lot with mature trees maintains residential character. Detached garage with carport provides period-appropriate automotive accommodation. Continuous single-family residential use since construction demonstrates post-war residential stability. The property contributes to understanding early 1950s Korean War-era residential development, Minimal Traditional architecture emphasizing outdoor living, dual porch configurations for covered and screened outdoor space, corner lot residential planning, and continued community residential expansion during early post-war period in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58\_092\_02\_0095\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                            |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27006 Ford                                                 |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                  |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                               |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0097_000 Lot 97 & 98 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1040728                                            | Long: -83.29962                       |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1949                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Pyramidal Hip Roof                                                  |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl/Shingle Sided                                                 |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Sliding/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | One Garage (detached)                                               |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1949-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27006 Ford Ave.                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Robert & Beatrice McComb                                                                                                                                                                            |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single-family residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single-family residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Aug 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1949 early Ranch residence is a one-story dwelling situated on a corner double lot at 27006 Ford Avenue in Flat Rock. The building exhibits characteristic features of 1950s Ranch house design including hip roof with shallow pitch, horizontal emphasis, combination of textured and smooth siding materials, and asymmetrical facade organization typical of mature Ranch style at the peak of its popularity.

The house displays an elongated rectangular footprint with hip roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The hip roof features shallow pitch creating low profile that minimizes vertical mass and emphasizes the dwelling's length, representing core Ranch design principles developed in California and adapted nationwide during the 1950s. The roof is covered with asphalt shingles in gray tones. Wide overhanging eaves extend beyond the wall planes, providing weather protection and reinforcing the horizontal character.

The exterior walls exhibit distinctive material treatment combining two siding types creating visual interest and texture. The main sections feature horizontal siding with shingle texture or pattern in gray tones, creating subtle surface variation. The entry projection and window surrounds appear to utilize smooth vinyl siding in white or cream coloration, creating material contrast. This combination of textured and smooth materials represents 1950s Ranch design emphasizing varied surfaces and dimensional interest. The foundation is constructed of concrete, typical of 1950s residential construction standards.

The front facade displays asymmetrical organization characteristic of Ranch design. A projecting entry structure extends from the left-center portion of the facade, creating three-dimensional massing and sheltered entry approach. The entry projection features its own hip roof configuration aligned with the main roof form. Window openings consist of vinyl-frame replacement units in both double-hung and horizontal sliding configurations, maintaining original opening locations. Large picture windows or sliding window units provide substantial natural light penetration and indoor-outdoor visual connections characteristic of Ranch emphasis on integrating interior spaces with landscape.

A white picket fence section provides decorative yard definition, creating cottage-like detail contrasting with the modern Ranch form. The property occupies a substantial corner double lot providing expansive yard space characteristic of desirable 1950s suburban residential development. Mature deciduous trees create substantial overhead canopy and dramatic landscape framing, with multiple large specimens visible including trees in early spring leaf-out. Foundation plantings include small ornamental trees and seasonal flowers. The lawn is maintained in excellent condition with thick, well-manicured turf displaying spring green coloration.

A substantial detached garage structure is positioned prominently on the left portion of the property, featuring white or cream siding with decorative trim details across the upper facade. The garage demonstrates quality construction with generous dimensions typical of 1950s automotive accommodation when larger vehicles and multi-car ownership were becoming standard.

Character-defining features include one-story Ranch form with hip roof and shallow pitch creating horizontal emphasis, elongated rectangular footprint, combination of gray textured horizontal siding and white smooth siding, projecting entry structure with hip roof, wide overhanging eaves, vinyl-frame double-hung and sliding replacement windows, concrete foundation, asymmetrical facade organization, white picket fence accent, corner double lot location on Ford Avenue, substantial detached garage with decorative trim, and mature trees creating dramatic landscape setting.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland conveyed Lots 97 and 98 to Arthur A. Busick and Gladys M. Busick, his wife, by Warranty Deed on November 24, 1947, recorded December 4, 1947.<sup>1</sup>

Arthur A. Busick and Gladys M. Busick, his wife, conveyed Lot 97 to Lee R. Davis and Nellie Davis, his wife, by Warranty Deed on November 24, 1947, recorded December 4, 1947.<sup>2</sup>

Lee R. Davis and Nellie Davis, his wife, conveyed Lot 97 to Robert McComb and Beatrice H. McComb, his wife, by Warranty Deed on August 23, 1948, recorded September 10, 1948. Robert McComb and Beatrice H. McComb, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, a Michigan Corporation, in the amount of \$3,000 on October 7, 1948, recorded October 9, 1948, on Lot 97.<sup>3</sup> This mortgage was later discharged.

Lee R. Davis and Nellie Davis, his wife, conveyed Lot 98 to Robert J. McComb and Beatrice H. McComb, his wife, by Warranty Deed on November 4, 1949, recorded November 28, 1949.<sup>4</sup>

Robert & Beatrice McComb resided at 27006 Ford Ave from 1950 through the late 1960s<sup>5</sup> Robert managed the local gasoline station in 1950.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents 1950s suburban residential development at the peak of Ranch house popularity, documenting post-war housing expansion serving families benefiting from economic prosperity and Federal Housing Administration mortgage programs, with distinctive corner double lot placement and combination siding materials demonstrating mature Ranch design.

**Integrity Assessment:** The property retains excellent integrity in all seven aspects despite window replacements. Location integrity is complete with the dwelling remaining on original corner double lot since 1949 construction. Design integrity is excellent with one-story Ranch form, hip roof with shallow pitch, projecting entry structure, and asymmetrical organization intact. Materials integrity is very good with combination of textured and smooth siding materials preserved, though windows have been replaced. Workmanship integrity is excellent with Ranch form, hip roof construction, material combinations, and projecting entry demonstrating 1950s craftsmanship. Setting integrity is excellent on substantial corner double lot with mature landscaping. Feeling integrity is excellent with property completely conveying 1950s Ranch residential character through distinctive horizontal form and materials. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1949 construction date places this property at the peak of post-war suburban residential expansion when Ranch houses dominated American residential architecture. Construction in 1949 represents the early 1950s prosperity when widespread single-family homeownership was achieved through Federal Housing Administration and Veterans Administration mortgage programs, enabling working and middle-class families to purchase suburban homes. The Ranch style represented the quintessential 1950s suburban dwelling, symbolizing modern living, informality, and California-inspired lifestyle adapted to Midwest contexts. The property's corner double lot placement demonstrates desirable residential siting providing enhanced

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-years) for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) **82-4**, sheet 71, dwelling 4, for Robert & Beatrice McComb and son; NARA Identifier #306578922; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R3Q?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSX-DMSX&action=view&cc=4464515&lang=en&groupId=> : accessed 27 July 2025), FHL#108992484, Image 13 of 15; United States. National Archives and Records Administration.



yard space, visibility, and suburban living amenities. The substantial lot dimensions reflect 1950s suburban planning standards emphasizing generous yard space for outdoor recreation and landscape development. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock decades earlier—documents the community's complete evolution from industrial company town to post-war suburban residential community. The continuous single-family residential use since 1949 demonstrates successful 1950s suburban housing serving community needs across nearly seven decades.

**Criterion C - Architecture:** The property represents an excellent example of 1950s Ranch architecture exhibiting mature style characteristics at the peak of Ranch popularity. The hip roof form with shallow pitch creates pronounced horizontal emphasis representing fully-developed Ranch design principles. The elongated rectangular footprint maximizes the Ranch form's characteristic length-over-height proportions. The projecting entry structure with hip roof creates three-dimensional massing and architectural interest exceeding planar Ranch facades. The combination of gray textured horizontal siding and white smooth siding demonstrates 1950s Ranch design sophistication emphasizing varied materials and surface textures. The wide overhanging eaves reinforce horizontal character while providing practical weather protection. The asymmetrical facade organization with varied window groupings reflects Ranch informality and flexible interior planning. The substantial corner double lot siting allows the Ranch form to spread horizontally across the landscape, maximizing the style's inherent horizontal emphasis.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

**Reasons Supporting Contributing Status:** The c. 1949 construction represents 1950s suburban residential development at peak of post-war Ranch house dominance. The one-story Ranch form with hip roof and shallow pitch exhibits characteristic 1950s design emphasizing horizontal emphasis and modern suburban living. The elongated rectangular footprint maximizes Ranch horizontal proportions. The projecting entry structure creates three-dimensional massing and architectural sophistication. The combination of gray textured and white smooth siding demonstrates 1950s material variety and surface interest. The wide overhanging eaves reinforce horizontal character. The asymmetrical facade organization reflects Ranch informality. The substantial corner double lot placement provides desirable suburban siting with generous yard space. Excellent integrity retained in all seven aspects despite window replacements. The distinctive Ranch form, hip roof, material combinations, projecting entry, and corner lot setting remain intact, allowing the property to authentically convey its 1949 origins. Ford Avenue location documents post-Village Industries suburban transformation. Substantial corner double lot with mature trees and well-maintained landscaping maintains 1950s suburban residential character. Detached garage provides period-appropriate automotive accommodation. Continuous single-family residential use since construction demonstrates 1950s suburban residential stability. The property contributes to understanding 1950s suburban residential development representing peak post-war prosperity, Ranch architectural dominance of 1950s suburban development, mature Ranch design with sophisticated material treatments, corner lot suburban planning, Federal Housing Administration mortgage-enabled homeownership, and community complete transformation to post-war suburban character in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel #58\_092\_02\_0097\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27026 Ford                                            |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0099_000 Lot 99 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1041625                                       | Long: 42.1041625                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1957                                                                |
| Architectural Style     | Colonial Revival                                                    |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Front Gable                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum Windows                                                    |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/ garage                                                           |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1957-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27026 Ford Ave                                                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Melvin D. and Lillian A. Powers                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Ri-Co Building Company                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1957 Minimal Traditional cottage is a two-story frame dwelling situated at 27026 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1950s compact residential construction including front-gable orientation, two-story massing maximizing living space on small footprint, and economical design typical of late 1950s working-class housing.

The house displays a rectangular footprint with front-gable orientation creating vertical emphasis and simple box-like form characteristic of economical late 1950s construction. The front-gable roof features moderate to steep pitch with asphalt shingle covering in gray tones. The gable end faces the street, creating traditional front-gable vernacular appearance. Wide eave overhangs provide weather protection.

The exterior walls are clad in aluminum siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete, visible at grade level, typical of late 1950s residential construction standards.

The front facade displays simple organization with two-story massing. The upper story features paired windows beneath the front gable peak, flanked by blue decorative shutters creating color contrast against the white siding. An enclosed front porch extends across the lower level, featuring large picture window or window grouping on the left side with blue shutters, and an enclosed entry section on the right. The porch enclosure appears to be later modification converting an original open or partially-open porch to enclosed living space. The concrete porch platform is visible at grade level with minimal steps providing access.

Window openings consist of aluminum-frame units including double-hung windows and picture windows or large fixed units. Blue decorative shutters flank multiple windows, creating Colonial Revival touches common in 1950s modest dwellings. The window arrangements provide natural light while the shutters add color accent and traditional residential character.

The property occupies a standard interior lot on Ford Avenue. A mature deciduous tree with multiple trunks dominates the front yard, creating substantial landscape presence though currently in early spring leaf-out. The lawn is maintained in moderate condition with spring green coloration. Foundation plantings include minimal shrubs and seasonal ornamental elements. Stepping stones provide pedestrian circulation through the yard. Adjacent residential structures are visible on both sides, demonstrating consistent late 1950s residential development pattern.

Character-defining features include two-story Minimal Traditional form with front-gable orientation, rectangular compact footprint maximizing living space, front-gable roof facing street, aluminum siding in white, concrete foundation, enclosed front porch with picture window and entry, aluminum-frame double-hung and picture windows with blue decorative shutters, two-story massing with paired upper windows, and mature multi-trunk deciduous tree providing landscape focus.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Paul W. Van Riper and Mamie H. Van Riper, Co-Executors of the Estate of George W. Van Riper, also known as George W. Van Riper, Deceased, conveyed Lots 99 and 100 to Ri-Co Building Company, a Michigan co-partnership consisting of J. V. Riffle and Freeman Cowgar, sole co-partners, by Executor's Deed for \$2,000 on August 31, 1957, recorded October 15, 1957.<sup>1</sup> Ri-Co Building Company, a Michigan co-partnership consisting of J. W. Riffle and Freeman Cowgar, took out a mortgage from Guaranty Savings & Loan Association in the amount of \$5,000 on September 1, 1957, recorded October 3, 1957, on Lot 99 [to build the house].<sup>2</sup>

Ri-Co Building Company conveyed Lot 99 to Harry Gamber and Elsie A. Gamber, his wife, by Warranty Deed on October 23, 1957, recorded November 12, 1957.<sup>3</sup>

Harry Gamber and Elsie A. Gamber, his wife, conveyed Lot 99 to Melvin D. Powers and Lillian A. Powers, his wife, by Warranty Deed on August 19, 1958, recorded September 3, 1958.<sup>4</sup> Melvin D. Powers and Lillian A. Powers, his wife, took out an FHA mortgage from Michigan Mortgage Corporation, on August 28, 1958, recorded September 3, 1958, on Lot 99.<sup>5</sup>

Melvin D. Powers and Lillian A. Powers, his wife, took out a mortgage from Old Kent Bank in the amount of \$7,000 on April 14, 1986 [possibly for improvements or the top addition], recorded May 1, 1986, on Lot 99.<sup>6</sup>

In 1961, Melvin D. Powers were living at 27026 Ford.<sup>7</sup> In 1971, Melvin D. Powers resided at 27026 Ford Ave.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1957 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development**. The property represents late 1950s working-class residential development, documenting economical two-story housing construction serving families employed in local industries and demonstrating compact Minimal Traditional design maximizing living space on modest footprint.

**Integrity Assessment:** The property retains good integrity in all seven aspects despite aluminum siding and porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1957 construction. Design integrity is good with two-story front-gable form and compact massing intact, though porch enclosure represents modification. Materials integrity is fair with aluminum siding covering original materials, though concrete foundation remains visible. Workmanship integrity is good with front-gable construction and two-story massing demonstrating late 1950s economical building methods. Setting integrity is excellent within late 1950s residential neighborhood. Feeling integrity is good with property conveying late 1950s working-class residential character through compact two-story form. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1957 construction date places this property within late 1950s residential development when two-story compact houses served as economical alternatives to one-story Ranch houses for working-class families. Construction in 1957 represents continued residential expansion serving families employed in local industries during the late 1950s economic prosperity. The two-story form maximized living space on modest lot dimensions, providing economical housing solution when land costs and construction budgets constrained single-story sprawl. The compact footprint demonstrates efficient

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

use of standard residential lots typical of established neighborhoods. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's continued residential development serving working-class housing needs. The continuous single-family residential use since 1957 demonstrates successful late 1950s economical housing serving community needs across nearly seven decades.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1957 construction represents late 1950s working-class residential development. The two-story Minimal Traditional form demonstrates economical housing maximizing living space on compact footprint. The front-gable orientation creates simple, efficient design. The two-story massing provided cost-effective alternative to Ranch houses for families with limited budgets. The compact rectangular footprint demonstrates efficient lot utilization. The enclosed front porch represents adaptive modification increasing living space. The aluminum windows with blue decorative shutters provide color accent and traditional character. Good integrity retained in location, design, setting, feeling, and association despite aluminum siding and porch enclosure. The distinctive two-story form, front-gable orientation, compact massing, and overall late 1950s working-class character remain evident. Ford Avenue location documents post-war residential expansion serving diverse economic classes. Interior lot maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates late 1950s housing stability. The property contributes to understanding late 1950s working-class residential development, economical two-story construction as alternative to Ranch houses, compact housing serving modest-income families, efficient use of standard residential lots, and diverse housing types serving varied economic needs in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0099\_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>; accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27036 Ford                                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0100_000 Lot 100 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1042268                                        | Long: -83.2999684                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1957                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Front Gable w/ projection                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacements                                                  |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1957-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27036 Ford Ave                                                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Jack & Dionisia Owens                                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | George W. Van Riper / Ri-Co Building Company                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1957 Minimal Traditional cottage is a one-story frame dwelling situated at 27036 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1950s compact residential construction including front-gable orientation, full-width front porch with decorative gable detail, and economical design typical of late 1950s working-class housing.

The house displays a rectangular footprint with front-gable orientation creating simple, efficient form characteristic of economical late 1950s construction. The front-gable roof features moderate pitch with asphalt shingle covering in gray tones. The gable end faces the street, creating traditional front-gable vernacular appearance. A metal TV antenna or vent pipe extends from the roof ridge.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete, visible at grade level as an elevated platform supporting the dwelling and porch.

The most distinctive architectural feature is the full-width front porch extending across the entire facade, creating substantial sheltered outdoor living space. The porch is covered by a continuation of the main front-gable roof, with the gable face featuring decorative sunburst or radiating pattern detail creating visual interest and folk Victorian character. This decorative gable ornament represents the dwelling's most significant architectural embellishment, demonstrating builder attention to providing modest decorative detail within economical construction. Simple square posts support the porch roof. The concrete porch platform is elevated several feet above grade, creating substantial foundation height typical of properties on sloping terrain or flood-prone areas.

Window openings consist of aluminum-frame double-hung units maintaining original opening locations. A large picture window or multi-unit window grouping occupies the center of the facade beneath the porch roof, flanked by single windows on each side. Additional windows on the side elevation serve interior rooms.

The property occupies a standard interior lot on Ford Avenue. The lawn is maintained in moderate condition with spring green coloration and spring flowers visible. A gravel driveway extends along the left side of the property. Foundation plantings include small beds with seasonal flowers. Mature deciduous trees provide overhead canopy in the background. Adjacent residential structures are visible on both sides, demonstrating consistent late 1950s residential development pattern.

Character-defining features include one-story Minimal Traditional form with front-gable orientation, full-width front porch beneath front-gable roof, decorative sunburst pattern in front gable face, rectangular compact footprint, elevated concrete foundation platform, vinyl siding in tan, aluminum-frame double-hung windows, large picture window grouping under porch, simple square porch posts, and gravel driveway.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ri-Co Building Company, a Michigan co-partnership consisting of J. W. Riffle and Freeman Cowgar, took out a mortgage from Guaranty Savings & Loan Association in the amount of \$5,000 on October 1, 1957, recorded October 3, 1957, on Lot 100.<sup>1</sup>

The Executor's Deed from the Estate of George W. Van Riper for Lots 99 and 100 to Ri-Co Building Company is documented above under Lot 99.<sup>2</sup>

Ri-Co Building Company conveyed Lot 100 to Harry Gamber and Elsie A. Gamber, his wife, by Warranty Deed on October 23, 1957, recorded November 12, 1957.<sup>3</sup>

Harry Gamber and Elsie A. Gamber, his wife, conveyed Lot 100 to Milton Moore and Esther Moore, his wife, by Warranty Deed on March 5, 1959, recorded March 16, 1959.<sup>4</sup>

Milton S. Moore, a single man, sole survivor of himself and Esther Moore, his wife, deceased (also known as Esther S. Moore, whose Death was recorded in Liber 17736, Page 12, Wayne County Records), conveyed Lot 100 to Jack E. Owens and Dionisia Owens, his wife, by Warranty Deed for \$11,500 on August 3, 1972, recorded August 28, 1972.<sup>5</sup>

Jack E. Owens and Dionisia Owens, his wife, took out a mortgage from Peoples Bank in the amount of \$7,430.04 on August 27, 1979, recorded August 31, 1979, on Lot 100.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1957 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture**. The property represents late 1950s working-class residential development, documenting economical housing construction serving families employed in local industries, and demonstrates characteristic Minimal Traditional design with exceptional full-width front porch and decorative gable detail distinguishing it from typical modest cottages.

**Integrity Assessment:** The property retains excellent integrity in all seven aspects despite vinyl siding alteration. Location integrity is complete with the dwelling remaining on original site since 1957 construction. Design integrity is excellent with one-story front-gable form, full-width porch, and decorative gable detail intact. Materials integrity is good with concrete foundation platform and aluminum windows preserved, though vinyl siding covers original wall materials. Workmanship integrity is excellent with decorative sunburst gable pattern demonstrating late 1950s craftsmanship and builder attention to detail. Setting integrity is excellent within late 1950s residential neighborhood. Feeling integrity is excellent with property completely conveying late 1950s working-class cottage character through distinctive form and porch. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1957 construction date places this property within late 1950s residential development when compact cottages served as economical housing for working-class families. Construction in 1957 represents continued residential expansion serving families employed in local industries during late 1950s economic prosperity. The modest one-story cottage with full-width porch provided traditional residential amenities within economical construction budget, demonstrating that working-class housing could maintain quality-of-life features despite cost constraints. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's continued residential development serving diverse economic classes. The continuous single-family residential use since 1957 demonstrates successful late 1950s economical housing serving community needs across nearly seven decades.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

**Criterion C - Architecture:** The property represents an excellent example of late 1950s Minimal Traditional cottage architecture distinguished by exceptional full-width front porch and decorative gable detail. The front-gable orientation creates simple, efficient form typical of economical 1950s construction. The full-width front porch represents significant retention of traditional residential amenity, providing substantial sheltered outdoor living space that distinguished working-class cottages maintaining traditional values from Ranch houses emphasizing modern efficiency. The decorative sunburst or radiating pattern in the front gable face represents exceptional architectural embellishment for modest late 1950s construction, demonstrating builder commitment to providing visual interest and folk Victorian character within economical budget. This decorative gable detail elevates the property above typical plain cottages and represents skilled craftsmanship. The elevated concrete foundation platform demonstrates adaptation to site conditions.

**Period of Significance:** The 1957-1975 period encompasses the property's construction during late 1950s working-class residential development through the district's terminal date.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

**Reasons Supporting Contributing Status:** The c. 1957 construction represents late 1950s working-class residential development. The one-story Minimal Traditional form with front-gable orientation demonstrates economical cottage design. The exceptional full-width front porch represents significant retention of traditional residential amenity distinguishing working-class cottages from Ranch modernism. The decorative sunburst pattern in front gable face provides exceptional architectural embellishment demonstrating skilled craftsmanship within economical construction. The elevated concrete foundation platform demonstrates site adaptation. Excellent integrity retained in all seven aspects despite vinyl siding alteration. The distinctive form, full-width porch, decorative gable detail, and overall late 1950s working-class cottage character remain completely intact. Ford Avenue location documents post-war residential expansion serving diverse economic classes. Interior lot maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates late 1950s housing stability. The property contributes to understanding late 1950s working-class residential development, economical cottage construction maintaining traditional amenities, full-width porch retention representing traditional values, decorative gable embellishment within modest construction, and diverse housing types serving varied economic needs in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0100\_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>; accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27046 Ford                                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0101_000 Lot 101 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1043486                                        | Long: -83.3000894                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1954                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Mixed, double hung with picture window                              |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Garage Integrated                                                   |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1954-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27046 Ford                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Clarence J. & Elsie (nee Porath) Pilon                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sept 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1954 Ranch residence is a one-story dwelling with attached garage situated at 27046 Ford Avenue in Flat Rock. The building exhibits characteristic features of mid-1950s Ranch house design including side-gabled roof with shallow pitch, horizontal emphasis, front gable projection, attached garage integration, and asymmetrical facade organization typical of Ranch style at its developmental peak.

The house displays an elongated rectangular footprint with side-gabled roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The roof features shallow pitch creating low profile that minimizes vertical mass and emphasizes the dwelling's length. A front gable projection extends from the center-right portion of the main roof, creating varied roofline and architectural interest while providing entry emphasis. The roof is covered with asphalt shingles in blue-gray tones. Wide overhanging eaves extend beyond the wall planes, providing weather protection and reinforcing the horizontal character. A utility pole with transformer is visible near the roofline.

The exterior walls are clad in vinyl siding in sage green or olive coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The front gable projection features decorative wood shingle or shake siding in brown tones creating textured accent and material variation typical of Ranch design emphasizing surface interest. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete, visible at grade level.

The front facade displays asymmetrical organization characteristic of Ranch design. An attached single-car garage is integrated into the left portion of the dwelling beneath the main roofline, demonstrating Ranch emphasis on automobile accommodation and creating the attached garage configuration that defined post-war suburban housing. The garage features a white sectional overhead door. The main living section occupies the center and right portions. A small covered entry porch or stoop projects beneath the front gable, creating sheltered entry approach. Window openings consist of aluminum-frame double-hung units arranged individually and in groups. A large multi-unit window grouping on the right provides substantial natural light penetration characteristic of Ranch emphasis on indoor-outdoor connections.

The property occupies a standard interior lot on Ford Avenue with curved landscaping features. Foundation plantings include perennials and ornamental plants in shaped beds edged with landscape timbers or borders creating curved organic forms. The lawn is maintained in excellent condition with thick spring green turf. A concrete driveway extends to the attached garage. Mature deciduous trees provide background landscaping. Adjacent residential structures are visible on both sides.

Character-defining features include one-story Ranch form with side-gabled shallow-pitch roof creating horizontal emphasis, elongated rectangular footprint, front gable projection with decorative wood shingle accent, attached single-car garage integrated into dwelling, covered entry beneath front gable, sage green vinyl siding, aluminum-frame double-hung windows in varied groupings, wide overhanging eaves, concrete foundation, asymmetrical facade organization, curved landscape beds with seasonal plantings, and concrete driveway to attached garage.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Charlie S. Bunte, a single man, conveyed Lot 101 to August L. Bunte by Quit Claim Deed on April 29, 1954, recorded May 3, 1954.<sup>1</sup>

August L. Bunte and Cora Bunte, his wife, conveyed Lot 101 to Clarence J. Pilon and Elsie C. Pilon, his wife, by Warranty Deed on November 13, 1954, recorded November 17, 1954.<sup>2</sup>

Clarence J. Pilon and Elsie C. Pilon, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, in the amount of \$4,000 [to build residence] on November 13, 1954, recorded November 17, 1954, on Lot 101.<sup>3</sup>

Clarence J. Pilon and Elsie C. Pilon, his wife, conveyed Lot 101 to Vernal Earl Waite and Donna S. Waite, his wife, by Warranty Deed for \$17,500 on June 9, 1970, recorded June 22, 1970.

Wally & Sherrill Little bought the home in 2011 and refurbished it.<sup>4</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1954 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture**. The property represents mid-1950s suburban residential development during the critical period when Ranch houses were rapidly becoming the dominant American residential type, documenting post-war housing expansion serving families benefiting from Federal Housing Administration mortgage programs, with distinctive integrated garage demonstrating innovative automobile accommodation within residential design.

**Integrity Assessment:** The property retains excellent integrity in all seven aspects despite vinyl siding and window replacements. Location integrity is complete with the dwelling remaining on original site since 1954 construction. Design integrity is excellent with one-story Ranch form, side-gabled shallow-pitch roof, front gable projection, integrated garage, and asymmetrical organization intact. Materials integrity is good with decorative wood shingle accent in front gable and concrete block foundation preserved, though vinyl siding and replacement windows cover original materials. Workmanship integrity is excellent with Ranch form, front gable with textured accent, and integrated garage demonstrating mid-1950s craftsmanship. Setting integrity is excellent within mid-1950s residential neighborhood. Feeling integrity is excellent with property completely conveying mid-1950s Ranch residential character through distinctive horizontal form and integrated garage. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1954 construction date places this property during the rapid expansion of post-war suburban residential development when Ranch houses were becoming the dominant American residential type. Construction in 1954 represents peak post-war building activity when widespread single-family homeownership was achieved through Federal Housing Administration and Veterans Administration mortgage programs enabling working and middle-class families to purchase suburban homes. The integrated garage represents a revolutionary innovation in mid-1950s residential design, demonstrating the automobile's central role in American suburban life and the Ranch house's accommodation of automotive needs within the residential footprint. The integrated garage eliminated separate outbuildings, created convenient indoor access, provided weather protection for vehicles, and symbolized modern suburban living. The property's location on Ford Avenue—named for Henry Ford whose automobile revolutionized American transportation and whose Village Industries program had transformed Flat Rock—creates powerful symbolic connection between automotive innovation and residential design accommodating automobile-centered

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0101\_000; citing records held by the City of Flat Rock.

suburban lifestyles. The continuous single-family residential use since 1954 demonstrates successful mid-1950s suburban housing serving community needs across seven decades.

**Criterion C - Architecture:** The property represents an excellent example of mid-1950s Ranch architecture featuring characteristic design elements during the style's rapid development. The side-gabled roof with shallow pitch creates pronounced horizontal emphasis representing emerging Ranch design principles. The elongated rectangular footprint maximizes Ranch horizontal proportions. The front gable projection creates architectural interest and varied roofline while maintaining Ranch horizontal character. The decorative wood shingle accent in the front gable demonstrates Ranch design sophistication emphasizing material variety and textured surfaces typical of mid-1950s builder attention to visual interest. The integrated single-car garage represents innovative mid-1950s residential planning that revolutionized American suburban housing by seamlessly incorporating automotive accommodation within dwelling design. The wide overhanging eaves reinforce horizontal character while providing practical weather protection. The asymmetrical facade organization with varied window groupings reflects Ranch informality and flexible interior planning.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1954 construction represents mid-1950s suburban residential development during Ranch style's rapid ascendancy. The one-story Ranch form with side-gabled shallow-pitch roof exhibits characteristic mid-1950s design emphasizing horizontal emphasis. The elongated rectangular footprint maximizes Ranch horizontal proportions. The front gable projection with decorative wood shingle accent demonstrates Ranch material variety and surface interest. The integrated single-car garage represents revolutionary mid-1950s residential planning innovation accommodating automobile-centered suburban lifestyles within residential design. The wide overhanging eaves reinforce horizontal character. The asymmetrical facade organization reflects Ranch informality. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive Ranch form, shallow roof pitch, front gable accent with wood shingles, integrated garage, and overall mid-1950s character remain intact, allowing the property to authentically convey its 1954 origins. Ford Avenue location creates symbolic connection between automotive innovation and automobile-accommodating residential design. Recent landscape improvements with curved beds maintain residential character. Continuous single-family residential use since construction demonstrates mid-1950s suburban residential stability. The property contributes to understanding mid-1950s suburban residential development representing Ranch architectural emergence, integrated garage innovation reflecting automobile-centered suburban living, Federal Housing Administration mortgage-enabled homeownership, and community transformation to post-war suburban character in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0101\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27060 Ford                                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0102_000 Lot 102 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1042268                                        | Long: -83.2999684                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1957                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Low pitch hipped                                                    |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick                                                               |
| Window Materials        | Updated Windows                                                     |
| Window Type             | Double Hung/Picture                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1957-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27060 Ford Ave.                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Clarence Larkin                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1957 Ranch residence is a one-story brick veneer dwelling with integrated garage situated at 27060 Ford Avenue in Flat Rock. The building exhibits characteristic features of late 1950s Ranch house design including hip roof with shallow pitch, brick veneer construction, horizontal emphasis, integrated garage, and material variety typical of high-quality Ranch residential architecture at the peak of the style's popularity.

The house displays an elongated rectangular footprint with hip roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The hip roof presents eave lines on all four sides with shallow pitch creating low profile that minimizes vertical mass and emphasizes the dwelling's length. The roof is covered with asphalt shingles in gray tones. A prominent brick chimney rises from the center of the structure, constructed of reddish-brown brick matching the wall veneer. Wide overhanging eaves extend beyond the wall planes, providing weather protection and reinforcing the horizontal character.

The exterior walls feature reddish-brown brick veneer laid in running bond pattern, demonstrating quality late 1950s masonry construction and representing the Ranch style's emphasis on permanent, maintenance-free materials. Sections of the facade feature vertical siding or board-and-batten treatment in cream or white coloration, creating material contrast and visual interest typical of Ranch design sophistication. The foundation is constructed of brick matching the wall veneer, creating unified masonry appearance. The brick veneer construction represents substantial residential investment typical of late 1950s quality Ranch houses serving middle-class families.

The front facade displays asymmetrical organization characteristic of Ranch design. An integrated single-car garage occupies the right portion of the dwelling beneath the main roofline, demonstrating Ranch emphasis on automobile accommodation and seamless integration of automotive and living spaces. The garage features a white sectional overhead door. The main living section occupies the left and center portions. A covered entry porch or stoop provides sheltered access, featuring simple supports and creating defined entry emphasis.

Window openings consist of aluminum-frame units in varied configurations including large picture windows and horizontal sliding windows, representing the Ranch style's emphasis on natural light penetration and indoor-outdoor visual connections. Dark blue or navy decorative shutters flank windows, creating color contrast against the brick and white trim while providing Colonial Revival touches common in late 1950s Ranch houses. A large multi-unit picture window dominates the left facade section, providing substantial glass area characteristic of Ranch design.

The property occupies a corner or prominently-sited lot on Ford Avenue. Mature deciduous trees provide substantial overhead canopy and dramatic landscape framing. Foundation plantings include shaped boxwood or similar evergreen shrubs arranged in rhythmic pattern along the driveway edge, creating formal landscape design with sculptural quality. The lawn is maintained in excellent condition with thick spring green turf. A concrete driveway extends to the integrated garage. Adjacent residential structures and a park or open space are visible.

Character-defining features include one-story Ranch form with hip roof and shallow pitch creating horizontal emphasis, elongated rectangular footprint, reddish-brown brick veneer with running bond pattern, vertical siding accents in white creating material contrast, integrated single-car garage within dwelling, brick foundation matching wall veneer, prominent central brick chimney, aluminum-frame picture and sliding windows with dark blue decorative shutters, wide overhanging eaves, covered entry, asymmetrical facade organization, concrete driveway, and shaped evergreen foundation plantings creating formal landscape rhythm.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format.

*This is required for all intensive level surveys and designation and recommended for other identification efforts.*

James A. Cunliffe and Hazel L. Cunliffe, his wife, conveyed Lots 102, 103, 106, 107, 108, and other lands to Mamie H. Van Riper by Warranty Deed on May 25, 1954, recorded May 26, 1954.<sup>1</sup>

Mark V. Yost, Guardian of the Estate of Grace Y. Vreeland, Mentally Incompetent, conveyed an undivided one-half interest in Lot 102 and other lands to James Avery Cunliffe by Guardian's Deed for \$1.00 on June 10, 1955, recorded July 26, 1955.<sup>2</sup>

James Avery Cunliffe and Hazel L. Cunliffe, his wife, conveyed Lot 102 and other lands to Mamie H. Van Riper by Quit Claim Deed on July 20, 1955, recorded July 26, 1955.<sup>3</sup>

Mamie H. Van Riper conveyed Lot 102 and the southerly one-half of Lot 103 to Clarence J. Larkins and Helen C. Larkins, his wife, by Warranty Deed on October 17, 1956, recorded December 10, 1956.<sup>4</sup>

Clarence J. Larkins and Helen C. Larkins, his wife, took out a mortgage from Down River Federal Savings & Loan Association of Wyandotte in the amount of \$10,645 on June 29, 1957, recorded July 2, 1957, on Lot 102 and the southerly one-half of Lot 103.<sup>5</sup>

Clarence Larkins and daughters resided at 27060 Ford from 1961 through 1966.<sup>6</sup> Clarence had been an Inspector at the Ford Plant until it moved to Monroe.<sup>7</sup>

In 1971, Neil Nandell resided at 27060 Ford Ave.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. *This is required for all properties.*

This c. 1957 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture**. The property represents late 1950s suburban residential development at the peak of Ranch house popularity, documenting post-war housing expansion serving middle-class families, and demonstrates high-quality Ranch architecture with exceptional brick veneer construction, material variety, and integrated garage representing sophisticated late 1950s residential design.

**Integrity Assessment:** The property retains outstanding integrity in all seven aspects, appearing to retain original materials. Location integrity is complete with the dwelling remaining on original site since 1957 construction. Design integrity is excellent with one-story Ranch form, hip roof with shallow pitch, integrated garage, and asymmetrical organization intact. Materials integrity is exceptional with original brick veneer, vertical siding accents, brick foundation and chimney, and aluminum windows all preserved. Workmanship integrity is exceptional with quality brick masonry, material contrasts, and Ranch design demonstrating superior late 1950s craftsmanship. Setting integrity is excellent with mature landscaping and formal foundation plantings. Feeling integrity is outstanding with property completely conveying late 1950s high-quality Ranch residential character. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1957 construction date places this property at the peak of post-war suburban residential expansion when Ranch houses dominated American middle-class housing. Construction in 1957 represents the height of 1950s prosperity when widespread single-family

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QPLQ-XMND> : Thu Apr 10 15:42:32 UTC 2025), Entry for Clarence John Larkins and Ford Moter Co, 16 Oct 1940.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.



homeownership was achieved through Federal Housing Administration and Veterans Administration mortgage programs. The substantial brick veneer construction demonstrates significant residential investment serving middle-class families during late 1950s economic prosperity. The integrated garage represents Ranch innovation seamlessly incorporating automotive accommodation within residential design, symbolizing the automobile's central role in post-war suburban living. The property's location on Ford Avenue—named for Henry Ford whose automobile revolutionized transportation and whose Village Industries program transformed Flat Rock—creates symbolic connection between automotive innovation and automobile-accommodating residential design. The continuous single-family residential use since 1957 demonstrates successful late 1950s suburban housing serving community needs across nearly seven decades.

**Criterion C - Architecture:** The property represents an exceptional example of late 1950s Ranch architecture distinguished by high-quality brick veneer construction and sophisticated material treatments. The hip roof with shallow pitch creates pronounced horizontal emphasis representing fully-developed Ranch design principles. The elongated rectangular footprint maximizes Ranch horizontal proportions. The reddish-brown brick veneer with running bond pattern demonstrates quality masonry craftsmanship and Ranch emphasis on permanent, maintenance-free materials. The vertical siding accents in white create material contrast and visual interest typical of sophisticated Ranch design exceeding plain single-material houses. The brick foundation matching wall veneer creates unified masonry composition. The prominent central brick chimney demonstrates quality construction. The integrated garage within the main roofline represents innovative late 1950s planning. The aluminum-frame picture and sliding windows with decorative shutters provide substantial natural light while adding traditional touches. The wide overhanging eaves reinforce horizontal character.

**Period of Significance:** The 1957-1975 period encompasses the property's construction at peak of Ranch popularity through the district's terminal date.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

**Reasons Supporting Contributing Status:** The c. 1957 construction represents late 1950s suburban residential development at peak of Ranch house dominance. The one-story Ranch form with hip roof and shallow pitch exhibits characteristic late 1950s design emphasizing horizontal emphasis. The elongated rectangular footprint maximizes Ranch horizontal proportions. The exceptional reddish-brown brick veneer with running bond pattern demonstrates quality masonry construction and Ranch permanent materials emphasis. The vertical siding accents create sophisticated material variety. The integrated single-car garage represents innovative automobile accommodation within residential design. The brick foundation and prominent chimney demonstrate quality construction. The aluminum picture and sliding windows with decorative shutters provide Ranch natural light emphasis with traditional accents. Outstanding integrity retained in all seven aspects with apparent retention of original materials including brick veneer, vertical siding, windows, and foundation. The distinctive Ranch form, hip roof, brick veneer quality, material contrasts, integrated garage, and overall late 1950s high-quality character remain completely intact. Ford Avenue location creates symbolic connection between automotive innovation and automobile-accommodating design. Formal shaped evergreen foundation plantings maintain late 1950s suburban landscape character. Continuous single-family residential use demonstrates late 1950s suburban stability. The property contributes to understanding late 1950s suburban residential development representing Ranch architectural dominance, high-quality brick veneer construction serving middle-class families, sophisticated material variety in Ranch design, integrated garage innovation, and community transformation to post-war suburban character in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0102\_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June 1925; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>: accessed 17 June 2025) Search Plat Records >

record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                              |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27076 Ford                                                   |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                    |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                 |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0103_002 Lot 103 & 104 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1046962                                              | Long: -83.3003512                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                  | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1952                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding /Stone Veneer                                       |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1952-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27076 Ford Ave.                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | John H. & Lillian Gillespie                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1952 Minimal Traditional cottage is a one-story frame dwelling situated at 27076 Ford Avenue in Flat Rock. The building exhibits characteristic features of early 1950s Korean War-era residential construction including hip roof form, material variety combining brick veneer and aluminum siding, and compact massing typical of early post-war housing development.

The house displays a rectangular footprint with hip roof form creating eave lines on all four sides with moderate pitch. The hip roof is covered with asphalt shingles in dark gray or charcoal tones. A prominent brick chimney rises from the right side of the structure, constructed of reddish-brown brick in running bond pattern, representing substantial masonry construction and providing dramatic vertical accent. Metal utility poles and overhead service connections are visible.

The exterior walls exhibit distinctive material treatment combining two materials creating visual interest and quality construction. The lower portion of the facade features brick veneer in reddish-brown tones laid in running bond pattern, demonstrating quality early 1950s masonry work and providing durable, permanent base. The upper portions are clad in aluminum siding in white or cream coloration with horizontal lap profile, creating material contrast typical of early 1950s residential design. This combination of brick and aluminum represents Korean War-era construction balancing quality materials with economical methods. The foundation is constructed of concrete block, visible at grade level, typical of early 1950s residential construction standards.

The front facade displays compact organization. The left portion features a large enclosed window area or sunroom with multiple aluminum-frame window units arranged horizontally, creating substantial glass area providing natural light penetration. This window configuration may represent original construction or later enclosure of a porch, demonstrating emphasis on indoor-outdoor connections. Decorative brick pilasters or columns frame this window section, creating architectural detail and material continuity. The center and right portions feature aluminum-frame window openings including double-hung units maintaining regular spacing.

A concrete walkway provides pedestrian access from the driveway. Foundation plantings include curved beds with ornamental elements, seasonal decorations, and mixed plantings creating informal landscape character. The lawn is maintained in good condition with spring green coloration. A concrete driveway extends along the right side of the property. A detached garage structure is visible on the right with white or cream siding. Adjacent residential structures are visible on the left.

Character-defining features include one-story Minimal Traditional form with hip roof, rectangular compact footprint, combination of reddish-brown brick veneer lower walls and white aluminum siding upper sections, prominent brick chimney on right side creating vertical accent, large enclosed window area or sunroom on left with multiple aluminum-frame units, decorative brick pilasters framing window section, aluminum-frame double-hung windows, concrete block foundation, concrete driveway and walkway, detached garage, and curved foundation plantings with seasonal ornaments.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. *This is required for all intensive level surveys and designation and recommended for other identification efforts.*

J. Avery Cunliffe and Hazel L. Cunliffe, his wife, conveyed Lot 104 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on October 7, 1953, recorded October 26, 1953.<sup>1</sup> John H. Gillespie and Lillian I. Gillespie, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Banking Association, in the amount of \$4,700 on December 4, 1953, recorded December 10, 1953, on Lot 104 [likely to build the house].<sup>2</sup> In 1954, John H. Gillespie resided at 27076 Ford Ave.<sup>3</sup>

Mamie H. Van Riper conveyed the northerly one-half of Lot 103 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on November 21, 1955, recorded November 30, 1955.<sup>4</sup>

John H. Gillespie and Lillian I. Gillespie, his wife, conveyed the northerly one-half of Lot 103 and all of Lot 104 to John R. Howley and Caroline C. Howley, his wife, by Warranty Deed on May 21, 1960, recorded May 23, 1960.<sup>5</sup> In 1961, John R. Howley and family were living at 27076 Ford.<sup>6</sup> In 1971, John R. Howley resided at 27076 Ford Ave.<sup>7</sup>

John R. Howley, survivor of himself and his deceased wife Caroline C. Howley, conveyed the northerly one-half of Lot 103 and all of Lot 104 to Eugene M. Scafidi and Darilyn A. Scafidi, his wife, by Warranty Deed for \$20,500 on October 11, 1973, recorded October 18, 1973.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. *This is required for all properties.*

This c. 1952 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1950s Korean War-era residential development, documenting continued housing construction during wartime serving families employed in local industries, and demonstrates characteristic Minimal Traditional design with exceptional brick veneer and aluminum siding combination and prominent brick chimney.

**Integrity Assessment:** The property retains excellent integrity in all seven aspects. Location integrity is complete with the dwelling remaining on original site since 1952 construction. Design integrity is excellent with one-story Minimal Traditional form, hip roof, and compact massing intact. Materials integrity is very good with brick veneer, aluminum siding, brick chimney, and concrete block foundation preserved. Workmanship integrity is excellent with quality brick masonry, material combinations, and Minimal Traditional design demonstrating early 1950s craftsmanship. Setting integrity is excellent within early 1950s residential neighborhood. Feeling integrity is excellent with property completely conveying early 1950s Korean War-era cottage character through distinctive form, materials, and prominent chimney. Association integrity is excellent through continuous single-family residential use since construction.

**Criterion A - Community Planning and Development:** The c. 1952 construction date places this property within the Korean War period (1950-1953) when residential construction continued despite wartime conditions, serving post-war housing demand and families employed in local industries. Construction in 1952 represents sustained residential development as the community transitioned from Ford Village Industries era to post-war suburban expansion. The substantial brick veneer construction demonstrates significant residential investment

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston*, Rockwood and Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.



during the Korean War period when materials were constrained but quality housing remained essential. The compact Minimal Traditional form provided economical housing solution maximizing livability within efficient footprint. The property's location on Ford Avenue—named for Henry Ford whose Village Industries program had transformed Flat Rock—documents the community's residential expansion during the early post-war period. The continuous single-family residential use since 1952 demonstrates successful Korean War-era housing serving community needs across more than seven decades.

**Criterion C - Architecture:** The property represents an excellent example of early 1950s Minimal Traditional cottage architecture distinguished by sophisticated material variety combining brick veneer and aluminum siding. The hip roof form creates compact, efficient design typical of Korean War-era construction. The distinctive combination of reddish-brown brick veneer on lower walls and white aluminum siding on upper sections demonstrates early 1950s design sophistication emphasizing varied materials, permanent base construction, and visual interest. The brick veneer provides durable, quality base suggesting permanence despite economical upper wall treatment. The prominent brick chimney on the right side creates dramatic vertical accent contrasting with the horizontal cottage form and demonstrating quality masonry craftsmanship. The large enclosed window area provides substantial natural light and demonstrates emphasis on indoor-outdoor connections typical of early post-war design. The decorative brick pilasters framing the window section provide architectural detail and material continuity.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1952 construction represents Korean War-era residential development during continued post-war housing expansion. The one-story Minimal Traditional form with hip roof demonstrates characteristic early 1950s cottage design. The rectangular compact footprint provides efficient economical housing. The exceptional combination of reddish-brown brick veneer and white aluminum siding demonstrates sophisticated material variety and quality base construction. The brick veneer lower walls provide permanent, durable base. The prominent brick chimney creates dramatic vertical accent and demonstrates quality masonry craftsmanship. The large enclosed window area emphasizes natural light and indoor-outdoor connections. The decorative brick pilasters provide architectural detail. Excellent integrity retained in all seven aspects. The distinctive Minimal Traditional form, hip roof, brick and aluminum material combination, prominent chimney, and overall early 1950s Korean War-era character remain intact, allowing the property to authentically convey its 1952 origins. Ford Avenue location documents post-Village Industries residential expansion. Detached garage provides period-appropriate automotive accommodation. Continuous single-family residential use demonstrates early 1950s housing stability. The property contributes to understanding Korean War-era residential development, Minimal Traditional architecture with quality material combinations, brick veneer construction providing permanent base, prominent chimney as architectural feature, and community residential expansion during early post-war period in the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0103\_002; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>: accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                               |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27090 Ford                                                    |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                     |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                  |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0105_000 Lots 105 & 106 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1048245                                               |                                       | Long: -83.3005607                     |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                   | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                     |                                        |
|-------------------------|-------------------------------------|----------------------------------------|
| Construction Date       | 1960                                |                                        |
| Architectural Style     | Tri Level                           |                                        |
| Building Form           | 1.5 Story Rectilinear               |                                        |
| Roof Form               | Intersecting gables                 |                                        |
| Roof Materials          | Asphalt Shingles                    |                                        |
| Exterior Wall Materials | Brick Veneer/Aluminum Siding Accent |                                        |
| Foundation Materials    | Concrete                            |                                        |
| Window Materials        | Aluminum                            |                                        |
| Window Type             | Sliding                             |                                        |
| Outbuildings            | Yes <input type="checkbox"/>        | No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                   |                                        |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1960-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27090 Ford Ave.                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | John H. & Lillian Gillespie                                                                                                                                                                         |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27090 Ford Avenue is a split-level house that exemplifies the multi-level residential design that gained popularity during the 1960s as an evolution of Ranch house concepts. The dwelling demonstrates the characteristic split-level configuration where living spaces are arranged across multiple staggered levels, creating a distinctive architectural profile that maximizes usable square footage within a compact suburban footprint.

The structure presents a two-story massing with the main living level elevated above a partially exposed lower level, creating the signature split-level silhouette. The building's form consists of intersecting rectangular volumes that step down from the higher main level to the lower garage and basement areas, producing a dynamic composition that breaks the single horizontal plane of traditional Ranch houses while maintaining mid-century design principles.

The roof system features intersecting gabled sections covered with dark gray asphalt shingles, creating a more complex geometric profile than typical Ranch houses. The roof maintains the low-pitched angles characteristic of mid-century residential architecture, with clean lines and minimal decorative elements. A brick chimney rises from the rear section, constructed of matching brick that integrates seamlessly with the exterior wall materials.

The exterior walls display a carefully composed combination of materials that creates both visual interest and structural logic. The lower level and foundation areas are clad in warm-toned brick veneer laid in common bond, providing a substantial masonry base that extends approximately to the main floor level. Above this brick foundation, the upper wall surfaces are finished with horizontal aluminum siding in crisp white, creating a distinct material transition that emphasizes the building's multi-level configuration. This two-tone treatment is executed with precision, maintaining clean horizontal lines where the materials meet.

The fenestration pattern reflects the internal arrangement of split-level living spaces. The main level features large picture windows with distinctive diamond-patterned muntins that create decorative geometric glazing characteristic of mid-century window design. These substantial windows are proportioned to provide expansive views and maximum natural light penetration to the principal living areas. Additional smaller windows, including casement or awning types, provide supplementary lighting and ventilation. The lower level includes rectangular basement windows set within the brick veneer, indicating finished living spaces below grade.

The main entrance is positioned at the intermediate level, characteristic of split-level design where the entry vestibule provides access to both upper and lower living areas via internal staircases. Concrete steps with simple metal railings lead to the front door, which appears to maintain its original configuration with surrounding trim elements painted to match the white siding. The entrance is sheltered by the extended roofline, providing weather protection typical of mid-century residential design.

A defining feature of this split-level house is the integrated garage incorporated into the lower level beneath the main living spaces. Two overhead garage doors face the street, accessed by a concrete driveway that extends from Ford Avenue across the front of the property. This automotive integration represents the sophisticated planning approaches developed during the suburban boom to seamlessly combine residential and vehicular functions within a unified architectural composition.

The property includes well-established landscaping consisting of mature evergreen foundation plantings that provide year-round screening and architectural enhancement. Shaped evergreen shrubs create defined planting beds along the building's perimeter, while larger specimens provide vertical elements that complement the horizontal emphasis of the architecture.

The concrete driveway and sidewalk infrastructure demonstrate the suburban planning standards of the period, providing both functional automotive access and pedestrian circulation. The generous lawn areas maintain the open suburban character while the mature tree cover provides seasonal shade and visual softening of the built environment.

The split-level design, sophisticated material combinations, and integrated automotive facilities of this house represent the continued evolution of mid-century residential architecture, demonstrating the refinement of suburban housing types that emerged during the 1960s as alternatives to traditional Ranch and two-story Colonial designs.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lot 105 to Arthur A. Matthes and Viola Matthes, his wife, by Warranty Deed on August 22, 1950, recorded December 29, 1953.<sup>1</sup> Viola Matthes conveyed Lot 105 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on June 21, 1960, recorded July 1, 1960.<sup>2</sup> Richard J. Little and Norma Mae Little, his wife, conveyed Lot 106 to John H. Gillespie and Lillian I. Gillespie, his wife, by Warranty Deed on June 20, 1960, recorded June 20, 1960.

John H. Gillespie and Lillian I. Gillespie, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Michigan Banking Corporation, in the amount of \$9,500 on August 25, 1960, recorded August 29, 1960, on Lot 105, Lot 106 (except the northwesterly part thereof measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line).<sup>3</sup>

John H. Gillespie and Lillian I. Gillespie, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$8,928.10 on March 9, 1963, recorded March 14, 1963, on Lots 105 and 106 (excepting the northwesterly part of Lot 106, measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line).<sup>4</sup>

John H. Gillespie and Lillian L. Gillespie, his wife, conveyed Lots 105 and 106 (excepting the northwesterly part of Lot 106, measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line) to George J. Schoen and Edna M. Schoen, his wife, by Warranty Deed on July 27, 1964, recorded August 4, 1964.<sup>5</sup>

George J. Schoen and Edna M. Schoen, his wife, took out a mortgage from Down River Federal Savings & Loan Association of Wyandotte, a United States Corporation, in the amount of \$16,400 on July 28, 1964, recorded August 4, 1964, on Lots 105 and 106 (excepting the northwesterly part of Lot 106, measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line). George Schoen resided at 27090 Ford Ave from 1965 through 1971.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 27090 Ford Avenue is **recommended as eligible** for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District under **Criterion A: Event** for its direct association with the sustained residential development patterns that characterized Flat Rock during its late period of significance (1920-1975).

### Historical Significance Under Criterion A

This split-level house represents the continued evolution of residential architecture that emerged to serve Flat Rock's growing community during the later phases of the late period of significance. The property embodies the sustained prosperity and population growth that extended well beyond Henry Ford's initial establishment of the Village Industries Headlamp Plant in 1922-1923, demonstrating how the community's industrial success created ongoing demand for innovative housing solutions through the 1960s and into the early 1970s.

The dwelling reflects the maturation of Flat Rock as a suburban-industrial community where Ford's philosophy of integrating industrial employment with quality residential living had taken firm root. By the time this split-level house was constructed, Flat Rock had evolved from Michael Vreeland's agricultural village into a thriving community that attracted workers not only to Ford's Village Industries but also to the Detroit, Toledo

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

and Ironton railroad operations and related industrial enterprises that had established the area as a significant employment center in southeastern Michigan.

The split-level design itself represents the architectural innovation that emerged during the post-war suburban boom, offering efficient multi-level living that maximized usable space on smaller suburban lots while maintaining the horizontal emphasis and modern conveniences that characterized mid-century residential development. This housing type specifically appealed to the prosperous industrial workforce that Ford's model had created in Flat Rock, providing modern amenities and sophisticated design within the suburban context that defined the community's late period of significance.

#### **Evaluation of Integrity**

The property demonstrates strong integrity across the seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as part of Flat Rock's industrial-era residential development.

**Location and Setting:** The house retains its original location on Ford Avenue within the established residential neighborhood that developed during Flat Rock's industrial expansion. The suburban setting, with concrete infrastructure, mature landscaping, and relationship to similar-era housing, authentically preserves the community planning patterns that characterized the late period of significance. The generous lot size and street relationship reflect the suburban development standards that emerged as Flat Rock transformed into a modern industrial community.

**Design:** The property exhibits excellent design integrity, with all character-defining split-level features intact and uncompromised. The distinctive multi-level massing, intersecting gabled roof configuration, and asymmetrical facade composition remain as originally constructed. The sophisticated entrance arrangement at the intermediate level, the integration of the garage into the lower level, and the stepped building profile that defines split-level architecture are all preserved. The fenestration pattern, including the prominent picture windows with diamond-patterned muntins, continues to reflect the internal spatial arrangement characteristic of this housing type.

**Materials:** Material integrity is very good, with the original warm-toned brick veneer and white aluminum siding maintaining their authentic appearance and craftsmanship. The two-tone exterior treatment remains crisp and well-defined, preserving the visual contrast that characterizes the building's architectural composition. Window frames, trim elements, and roofing materials appear consistent with the construction period, while the brick chimney and foundation work demonstrate the quality construction methods employed during the building's original construction.

**Workmanship:** The quality split-level construction, refined material transitions between brick and wood siding, and sophisticated window installations demonstrate the skilled building techniques that had evolved by the 1960s to serve Flat Rock's prosperous industrial community. The precise execution of the multi-level design, the integration of automotive and residential functions, and the overall construction quality reflect the high standards of suburban development that characterized the community during the late period of significance.

**Feeling and Association:** The property effectively conveys the residential character that defined Flat Rock's continued growth during the late period of significance. The split-level design, suburban setting, and quality construction maintain strong associative connections to the community development patterns that emerged from Ford's industrial vision. The dwelling represents the type of modern, efficient housing that attracted and retained the skilled workforce necessary to sustain Flat Rock's industrial operations through the decades following the initial Village Industries establishment.

As a 1960s split-level house constructed during the late period of significance (1920-1975), this property represents the sustained residential development that continued throughout Flat Rock's industrial boom. The building demonstrates the long-term success of Ford's Village Industries model, showing how the initial industrial establishment created lasting community growth that extended well beyond the founding period to encompass multiple decades of continued prosperity and architectural evolution.

The property's sophisticated design and quality construction reflect the economic stability and modern living standards that Ford's industrial vision had established in Flat Rock by the 1960s. The split-level configuration represents the architectural innovation that emerged to serve the community's mature industrial workforce, providing efficient modern living within the suburban context that had become synonymous with Flat Rock's identity during the late period of significance.

The property at 27090 Ford Avenue is **recommended as a contributing resource** to the Flat Rock Historic District under National Register Criterion A. It authentically represents the continued residential development that resulted from the community's sustained industrial success during the late period of significance, maintains strong integrity across all required aspects, and serves as an excellent example of the architectural evolution that characterized Flat Rock's growth from Ford's initial 1920 industrial establishment through the completion of the Michigan Casting Center in 1975.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                               |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27096 Ford                                                    |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                     |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                  |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0106_004 Lots 106 & 107 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1050073                                               |                                       | Long: -83.3008229                     |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                   | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1962                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled – low pitch                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum Windows                                                    |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage (detached)                                                   |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A                                                                                                                                                                                         | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1962-1975 (within district's 1920-1975 late period)                                                                                                                                                 |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27096 Ford                                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | James Walter & Peggy Price for Elizabeth Colburns                                                                                                                                                   |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | James Walter Price                                                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |

|             |              |             |                         |                 |
|-------------|--------------|-------------|-------------------------|-----------------|
| Survey Date | 24 Sept 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |
|-------------|--------------|-------------|-------------------------|-----------------|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1962 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the final years of Ford's Village Industries program, demonstrating the continued prosperity and suburban growth that characterized Flat Rock through the program's conclusion in the mid-1960s.

The house exhibits classic Ranch characteristics with a side gable roof that creates the horizontal emphasis typical of this architectural style. The single-story form with extended rooflines reflects the Ranch style's emphasis on horizontal lines and integration with the landscape. The roof is covered in asphalt shingles and includes what appears to be a brick chimney.

The exterior walls are clad in replacement white vinyl siding that has replaced the original exterior wall material. Dark shutters accent the windows and provide visual contrast to the white siding, contributing to the neat, suburban residential appearance that was characteristic of early 1960s development. The foundation appears to be concrete block construction, typical of early 1960s residential building practices.

The front facade displays the asymmetrical composition typical of Ranch design, with the main entrance positioned off-center. A small covered entry provides weather protection and creates a modest entrance feature. The horizontal window arrangements include a combination of double-hung windows and what appears to be a picture window, reflecting the Ranch style's emphasis on horizontal fenestration and connection to outdoor spaces that was popular during the early 1960s.

A significant feature of this property is the detached garage that appears to be original to the 1962 construction date. The garage is designed to match the main house with similar materials, roofline, and architectural character, creating a cohesive residential complex. This matching garage demonstrates the complete integration of automobile accommodation into residential planning that had become standard by the early 1960s.

The property includes a paved driveway that connects the street to the detached garage, and the lot includes mature landscaping that contributes to the established suburban residential character. The generous lot size and setbacks reflect the suburban development patterns that were typical of early 1960s construction.

Character-defining features include the side gable roof, the single-story Ranch massing, the horizontal window arrangements, the covered front entry, and the matching detached garage. These elements combine to create a well-coordinated Ranch style residential complex that reflects the suburban development standards of the early 1960s and the final years of Ford's Village Industries program.

The main entrance is positioned centrally within the front facade, creating a balanced symmetrical composition typical of Ranch house design. The front door appears to be painted in a coordinating blue-green color that matches the shutters, creating a unified color palette that enhances the building's visual coherence. A small concrete stoop or landing provides a transition between the interior floor level and the exterior grade, with what appears to be simple metal railings for safety and support.

The entrance is sheltered by a modest overhang or projection that provides weather protection while maintaining the clean lines characteristic of Ranch house design. This entrance treatment reflects the functional modernist approach to residential architecture, providing necessary protection without elaborate decorative elements that might compromise the building's streamlined aesthetic.

The property demonstrates thoughtful site planning that reflects the suburban development standards of the late period of significance. An asphalt driveway extends from the street to provide automotive access, demonstrating the automobile-oriented planning that characterized residential development during Flat Rock's industrial boom when workers required reliable transportation to Ford's Village Industries and related employment centers.

The front yard features expansive lawn areas that create the open suburban character valued during the post-war period, with mature shade trees that provide seasonal comfort and visual enhancement. Foundation plantings include established shrubs and perennial beds that provide year-round visual interest while maintaining the clean, uncluttered appearance favored in mid-century landscape design.

A significant feature of this property is the detached garage positioned to the right of the main house, connected by the asphalt driveway. The garage appears to be a later addition or replacement structure, constructed with white siding that matches the main house while maintaining appropriate scale and proportion.

This detached garage configuration was common in Ranch house developments where lot sizes permitted separate automotive buildings, providing covered parking while maintaining the clean lines of the main house without integrated garage doors that might compromise the facade composition.

The overall architectural composition demonstrates the refined design principles that characterized quality Ranch house construction during the 1950s and 1960s. The consistent material treatment, thoughtful color coordination, and attention to proportional relationships reflect the prosperity and building standards that emerged in Flat Rock during the community's transformation into a suburban-industrial center. The building's clean lines, functional planning, and quality construction represent the residential ideals that attracted and retained the skilled workforce necessary to sustain Flat Rock's industrial operations throughout the late period of significance.

### History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Mamie H. Van Riper conveyed Lots 106, 107, and the easterly one-half of Lot 108 to Richard J. Little and Norma Mae Little, his wife, by Warranty Deed on September 23, 1954, recorded November 16, 1954.<sup>1</sup> Richard J. Little and Norma Mae Little, his wife, conveyed Lots 106, 107, and the easterly one-half of Lot 108 to Hercules Tube Products, Incorporated, a Michigan Corporation, by Warranty Deed on December 17, 1956, recorded December 27, 1956.<sup>2</sup> Hercules Tube Products, Incorporated, a Michigan Corporation, conveyed Lots 106, 107, and the easterly one-half of Lot 108 to Richard J. Little and Norma Mae Little, his wife, by Warranty Deed on June 20, 1960, recorded June 20, 1960.<sup>3</sup>

John H. Gillespie and Lillian I. Gillespie, his wife, conveyed the northwesterly part of Lot 106 (measuring 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line) to James W. Price and Peggy E. Price, his wife, by Warranty Deed on July 23, 1960, recorded July 27, 1960.<sup>4</sup> Richard J. Little and Norma Mae Little, his wife, conveyed Lot 107 to James W. Price and Peggy E. Price, his wife, by Warranty Deed on June 20, 1960, recorded June 20, 1960.

Walter Price built the residence at 27096 Ford Ave. for his mother-in-law.<sup>5</sup> James W. Price and Peggy E. Price, his wife, conveyed Lot 107 and the northwesterly part of Lot 106 (measured 12.15 feet along the front or southwesterly line and 23.51 feet along the rear or northeasterly line) to Elisabeth Colburn by Quit Claim Deed for \$1.00 on November 6, 1968, recorded November 14, 1968. In 1971, Elizabeth Colburns resided at 27096 Ford Ave.<sup>6</sup>

James W. Price and Peggy E. Price, his wife, conveyed Lot 107 and the northeasterly part of Lot 106 (measuring 12.15 feet on the southwesterly lot line and 23.51 feet on the northeasterly lot line) to David Michael Steffen and Tammy Marie Steffen, his wife, by Land Contract in the amount of \$28,500 on November 27, 1984, recorded December 4, 1984.<sup>7</sup> The Dave Steffen Family and the Hal Goodhue Family has resided at 27096 Ford Ave.<sup>8</sup>

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

This 1962 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents the final years of Ford's Village Industries program and demonstrates how the experiment continued to support quality suburban residential development until its conclusion in the mid-1960s.

**Criterion A - Community Planning and Development:** Built in 1962, this house represents the culmination of Ford's Village Industries program during its final years. The Ranch style architecture and matching detached garage demonstrate that the program continued to enable workers to achieve modern suburban housing with current architectural styling and complete automotive accommodation through the program's conclusion. The property shows how Village Industries maintained the community development standards that had made Flat Rock exceptional, supporting continued high-quality residential development during the program's final phase.

The 1962 construction date places this property among the last residential developments during Ford's Village Industries experiment, which concluded in the mid-1960s. This house represents the final achievements of the program in community development, demonstrating that the benefits of Village Industries extended through the program's complete timeline and supported quality construction until its end.

The Ranch style with matching detached garage represents the mature suburban development standards that Village Industries had made possible by the early 1960s. The coordinated architectural design of house and garage shows the attention to overall site planning and architectural coherence that characterized quality suburban development during this period.

The Ranch style represents the final phase of architectural evolution in Flat Rock's residential development under Village Industries. This contemporary architectural choice demonstrates how the community continued to embrace current design trends while maintaining quality construction standards during the program's concluding years.

The property falls within the district's 1920-1975 period of significance, specifically during the final phase of the industrial transformation period when Ford's Village Industries was concluding its experiment in community development. This house represents the lasting achievements of the Village Industries approach and demonstrates how the program supported contemporary residential development until its conclusion.

The property retains sufficient integrity to convey its historic significance despite material alterations. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the building maintains its original Ranch form, side gable roof configuration, horizontal emphasis, and the important matching detached garage.

The Ranch massing, horizontal window arrangements, covered entry, and coordinated garage design remain intact. The property's suburban development pattern and Ranch architectural character reinforce its association with the final period of Village Industries success.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

Built in 1962, the property represents the culmination of Ford's Village Industries experiment, demonstrating the program's sustained success in supporting quality community development through its conclusion.

The Ranch house with matching detached garage represents the mature suburban development standards that Village Industries made possible, showing complete integration of modern housing and automotive accommodation.

The property represents the final legacy of Ford's Village Industries in achieving quality suburban community development that continued until the program's end.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0106\_004; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                              |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26925 Ford Ave                               |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                    |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                 |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58 092 02 0085 000 Lot 85 in Huron River Sub |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.098200                               |                                       | Long: -83.285300                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>  | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                              |                                        |
|-------------------------|------------------------------|----------------------------------------|
| Construction Date       | 1950 (1968 major addition)   |                                        |
| Architectural Style     | Ranch with addition          |                                        |
| Building Form           | 1 Story Rectilinear          |                                        |
| Roof Form               | Low pitch gable              |                                        |
| Roof Materials          | Asphalt Shingles             |                                        |
| Exterior Wall Materials | Vinyl Sided                  |                                        |
| Foundation Materials    | Concrete Block               |                                        |
| Window Materials        | Aluminum                     |                                        |
| Window Type             | Double Hung                  |                                        |
| Outbuildings            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Number/Type:            |                              |                                        |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1968-1975 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26925 Ford Ave.                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Gerald A. & Patricia Philo                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sept 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201



## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This residential property consists of a 1950 Ranch style house with a major 1968 addition, situated on Ford Avenue in Flat Rock. The property represents both the post-war Village Industries residential development period and the later expansion needs that characterized suburban growth during the program's final years.

The original 1950 structure exhibits classic early Ranch characteristics with single-story construction and horizontal emphasis. The original portion appears to be located on the right (west) side of the current structure, displaying the modest proportions and simple rooflines typical of immediate post-war residential construction.

In 1968, a substantial addition was constructed that significantly expanded the house's footprint and living space. This addition extends horizontally from the original structure, creating a long, linear building form that maintains the Ranch style's horizontal emphasis while providing substantially more interior space. The addition demonstrates the growing prosperity and changing family needs that characterized the late Village Industries period.

The entire structure is currently clad in replacement vinyl siding that unifies the appearance of both the original 1950 section and the 1968 addition. The consistent siding treatment creates a cohesive appearance despite the different construction dates. The roof system covers both sections with asphalt shingles, creating visual continuity across the expanded structure.

Windows throughout include a combination of replacement double-hung and sliding units that reflect both the original 1950s installation and the 1968 addition. The window types and arrangements maintain the horizontal fenestration patterns characteristic of Ranch style design while accommodating the expanded floor plan created by the addition.

A covered front porch provides weather protection and creates a welcoming entrance feature. The porch appears to be part of the original 1950 construction and maintains the Ranch style's emphasis on indoor-outdoor living connections.

The property includes a detached garage that appears to match the house's architectural character and may be contemporaneous with either the original construction or the 1968 addition. The garage provides automotive accommodation and completes the suburban residential development of the property.

Character-defining features include the horizontal Ranch emphasis, the low-pitch rooflines, the combination of original 1950 construction with the substantial 1968 addition, and the overall suburban residential character that reflects both the post-war Village Industries boom and the later expansion needs of growing families.



## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

In 1950, Robert & Shirley Kleinow and daughter resided at 26925 WHRD; and Robert worked as an electrician for the power plant.<sup>1</sup>

Charles Masse and Ada Masse, his wife, conveyed Lot 85 to Joseph L. Cook and Pearl D. Cook, his wife, by Warranty Deed for \$1,500 on July 27, 1968, recorded December 10, 1969.<sup>2</sup> Joseph L. Cook and Pearl D. Cook, his wife, conveyed Lots 85 and 86 to Gerald A. Philo and Patricia J. Philo, his wife, by Warranty Deed for \$22,500 on December 5, 1969, recorded December 10, 1969.<sup>3</sup> Gerald A. Philo and Patricia J. Philo, his wife, took out a mortgage from Security Bank & Trust Company in the amount of \$19,500 on December 5, 1969, recorded December 10, 1969, on Lots 85 and 86.<sup>4</sup> In 1971, Gerald A. Philo resided at 26925 Ford Ave.<sup>5</sup>

Gerald A. Philo and Patricia J. Philo, his wife, conveyed Lots 85 and 86 to Harold F. Metty and Isabel J. Metty, his wife, by Warranty Deed for \$25,800 on September 13, 1971, recorded September 16, 1971.<sup>6</sup> Harold F. Metty and Isabel J. Metty, his wife, took out a mortgage from Detroit Federal Savings & Loan Association in the amount of \$25,000 on September 19, 1971, recorded September 16, 1971, on Lots 85 and 86.<sup>7</sup>

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<sup>1</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 5, for Robert & Shirley Kleinow and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1950 property with 1968 addition is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents both the post-war Village Industries residential development and the later suburban expansion that characterized the program's evolution, spanning from the peak prosperity period through the program's conclusion.

**Criterion A - Community Planning and Development:** The original 1950 construction represents the peak period of Ford's Village Industries success when the program was achieving exceptional homeownership rates and supporting quality suburban residential development. The 1968 addition demonstrates the continued prosperity and evolving family needs that Village Industries supported throughout its duration, showing how the program enabled homeowners to expand and improve their properties as circumstances changed.

The property uniquely represents both the post-war boom period (1950) and the mature suburban expansion period (1968) of Village Industries development. The original 1950 house demonstrates the initial success of the program in providing quality suburban housing, while the 1968 addition shows how the program continued to support residential improvements and family growth during its final years.

The 1968 addition represents the evolution of suburban living patterns and the growing space needs of families during the 1960s. This expansion demonstrates the sustained prosperity that Village Industries provided, enabling homeowners to make substantial improvements to their properties rather than relocating.

The property spans a significant portion of the district's 1920-1975 period of significance, from the peak post-war period (1950) through the program's concluding years (1968). This timeline makes the property valuable for understanding the complete evolution of residential development under Village Industries.

The property retains sufficient integrity to convey its historic significance across both construction periods.

**Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the original Ranch form, the substantial 1968 addition, and the overall suburban residential character remain intact.

The building demonstrates the evolution of a Village Industries property from its original 1950 construction through its expansion during the program's later years, maintaining the Ranch style character while showing adaptation to changing family needs.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58 092 02 0085 000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26935 Ford Ave.                                       |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0084_000 Lot 84 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.098100                                        |                                       | Long: -83.285400                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                              |                                        |
|-------------------------|------------------------------|----------------------------------------|
| Construction Date       | 1957                         |                                        |
| Architectural Style     | Ranch                        |                                        |
| Building Form           | 1 Story Rectilinear          |                                        |
| Roof Form               | Front Gable                  |                                        |
| Roof Materials          | Asphalt Shingles             |                                        |
| Exterior Wall Materials | Vinyl Siding                 |                                        |
| Foundation Materials    | Concrete Block               |                                        |
| Window Materials        | Vinyl Replacement            |                                        |
| Window Type             | Double Hung/Picture Window   |                                        |
| Outbuildings            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Number/Type:            |                              |                                        |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                       |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>  | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                       |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:               | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                       |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                       |                                                                                                                                         |
| Period(s) of Significance                                                        | 1957-1975 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                       |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                       |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>  | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Porch <input type="checkbox"/> | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26935 Ford                                                                                                                                                                                          |                                                         |                                       |                                                                                                                                         |
| Historic/Original Owner                                                          | Milton S. and Esther S. Moore                                                                                                                                                                       |                                                         |                                       |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                       |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                       |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                       |                                                                                                                                         |
| Builder/Contractor                                                               | Ri-Co Building Company                                                                                                                                                                              |                                                         |                                       |                                                                                                                                         |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sept 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1957 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the final phase of Ford's Village Industries program, demonstrating the continued suburban growth and adoption of contemporary architectural styles that characterized Flat Rock during the program's concluding years.

The house exhibits Ranch characteristics with a front gable roof that creates visual interest while maintaining the horizontal emphasis typical of Ranch design. The front gable includes a distinctive round window in the gable end, which adds architectural detail and reflects the decorative elements sometimes incorporated into 1950s Ranch design. The single-story form with its horizontal proportions reflects the Ranch style's emphasis on sprawling, ground-hugging design.

The exterior walls are clad in replacement vinyl siding in a neutral beige color, which has replaced the original exterior wall material. The foundation appears to be concrete block construction, typical of 1950s residential building practices. The building maintains the Ranch style's characteristic emphasis on horizontal lines despite the front gable configuration.

A significant alteration to the property is the addition of a substantial wooden deck that extends across the front facade. This deck is elevated and includes wooden railings and steps, providing outdoor living space and enhancing the indoor-outdoor connection that was central to Ranch style philosophy. The deck represents a later addition that reflects changing recreational preferences and the emphasis on outdoor entertaining.

Windows include a combination of double-hung and picture windows that appear to be replacement units. The window arrangements maintain the horizontal emphasis typical of Ranch design while providing natural light and views. The picture window, in particular, reflects the Ranch style's emphasis on connection between interior and exterior spaces.

The property lacks visible outbuildings, which may reflect the preference for attached garages or integrated storage that became common in Ranch design, or the constraints of lot size in this established neighborhood. A concrete driveway provides parking accommodation.

The landscaping includes mature trees and lawn areas that contribute to the suburban residential character established during the Village Industries period. The property demonstrates the continued residential development and suburbanization that characterized Flat Rock during the 1950s.

Character-defining features include the front gable roof with round window detail, the single-story Ranch massing, the horizontal window arrangements, and the substantial front deck addition that enhances the outdoor living emphasis of Ranch design.

The main entrance door appears to be positioned beneath the deck overhang, with the elevated platform providing weather protection while creating a covered entrance area. This configuration, though altered from original Ranch house design principles, demonstrates adaptive solutions to site conditions or foundation requirements.

### Foundation and Site Relationship

The building is positioned significantly above grade, requiring the extensive deck and staircase access system. This elevated configuration may reflect site drainage requirements, foundation modifications, or other structural considerations that have altered the building's original relationship to the landscape. The elevated position creates a more prominent visual presence than typical Ranch houses, which traditionally emphasized integration with the natural grade.

### Site Planning and Landscape Integration

The property includes a concrete driveway that provides vehicular access, maintaining the automobile-oriented planning characteristic of suburban development during the Ranch house era. The lot features lawn areas and mature trees that provide the suburban residential character, though the elevated building position and extensive deck system create a different relationship between structure and landscape than originally intended in Ranch house design.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots **84**, 86, 89, 90, and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.<sup>1</sup>

Mamie H. Van Riper, survivor of herself and George W. Van Riper, her deceased husband (whose Death Certificate was recorded in Liber 12064, Page 677), conveyed **Lot 84** to Ri-Co Building Company, a Michigan co-partnership consisting of Junior Vinson Riffle and Freeman Cowgar, sole co-partners, by Warranty Deed on May 28, 1957, recorded August 5, 1957.<sup>2</sup>

Ri-Co Building Company, a Michigan co-partnership consisting of Freeman Cowgar and J. V. Riffle, sole co-partners, conveyed **Lot 84** to Milton S. Moore and Esther S. Moore, his wife, by Warranty Deed on October 4, 1957, recorded October 24, 1957. Building restrictions applied.<sup>3</sup>

The Death Certificate of Esther S. Moore was recorded June 16, 1971, pertaining to **Lot 84**. The certified copy of the death certificate recited that the decedent died November 8, 1970. She was the wife of Milton S.<sup>4</sup>

Milton S. Moore, a single man, survivor of himself and Esther S. Moore, his deceased wife, conveyed **Lot 84** to Frieda S. Schulte, also known as Frieda Schultz, by Warranty Deed for \$12,500 on May 27, 1971, recorded June 16, 1971.<sup>5</sup> In 1971, Frieda Schultz was living at 26935 Ford.<sup>6</sup>

The Death Certificate of Ervin G. Schultz was recorded June 16, 1971, pertaining to **Lot 84**. The certified copy of the death certificate recited that the decedent died March 14, 1960. He was the husband of Frieda.<sup>7</sup>

Frieda Schultz, survivor of herself and Ervin G. Schultz, her deceased husband (whose Death Certificate was attached), conveyed **Lot 84** to William Warren Alford and Sharyn Alford, his wife, by Warranty Deed for \$17,300 on May 28, 1971, recorded June 16, 1971.<sup>8</sup> The Alford Family has resided at 26935 Ford.<sup>9</sup>

William Warren Alford and Sharyn Alford, his wife, took out a mortgage from Security Bank & Trust Company in the amount of \$17,300 on June 1, 1971, recorded June 7, 1971, on **Lot 84**.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1957 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents the final phase of Ford's Village Industries program and demonstrates the continued suburban residential development and adoption of contemporary Ranch style architecture during the program's concluding years.

**Criterion A - Community Planning and Development:** Built in 1957, this house represents the sustained success of Ford's Village Industries program during its final decade. The Ranch style architecture demonstrates how the program continued to enable workers to achieve contemporary suburban housing that reflected current architectural trends. The property shows how Village Industries supported continued residential development that embraced modern design principles during the program's concluding phase.

The 1957 construction date places this property near the end of Ford's Village Industries experiment, which concluded in the mid-1960s. This house represents the final phase of residential development under the

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

program, demonstrating that the community development benefits achieved through Village Industries continued to support quality suburban construction until the program's end.

The Ranch style represents the modernization of Flat Rock's residential architecture during the 1950s, showing how the community embraced contemporary suburban design trends. The front gable variation with decorative round window demonstrates the architectural sophistication that Village Industries prosperity made possible, enabling residents to build homes with current styling and architectural details.

The substantial front deck addition, while representing a later alteration, reinforces the Ranch style's emphasis on outdoor living and demonstrates the continued investment in residential improvements that the Village Industries legacy supported. This addition shows how properties evolved to meet changing lifestyle preferences.

The property falls within the district's 1920-1975 period of significance, specifically during the concluding phase of the industrial transformation period. This house represents the final achievements of Ford's Village Industries approach to community development and demonstrates how the program supported contemporary residential architecture until its conclusion.

**Integrity Assessment:** The property retains sufficient integrity to convey its historic significance despite material alterations and the deck addition. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the building maintains its original Ranch form, front gable configuration with round window, and overall horizontal character.

The Ranch massing, front gable with decorative window, and horizontal emphasis remain intact. The deck addition, while altering the front facade, reinforces rather than contradicts the Ranch style's emphasis on outdoor living connections.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26951 Ford Avenue                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0082_000 Lots 82 & 83 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1033264                                             | Long: -83.2997522                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | One story rectilinear                                               |
| Roof Form               | Hip roof                                                            |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl replacement                                                   |
| Window Type             | Picture & Double hung                                               |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning & Development; Industry, Social History                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1951-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26951 Ford Ave                                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Ethel & Mildred Semmler                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single family residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single family residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Nick Jabe (likely)                                                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |

|             |           |             |               |                 |  |
|-------------|-----------|-------------|---------------|-----------------|--|
| Survey Date | 9/24/2024 | Recorded By | Lesley Harkai | Agency Report # |  |
|-------------|-----------|-------------|---------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26951 Ford Avenue is a single-story Ranch house exemplifying residential development during Flat Rock's late period of significance. The dwelling presents an elongated rectangular footprint with the low-profile, horizontal emphasis characteristic of post-war Ranch design.

The structure is built on an extended rectangular plan that maximizes interior space while maintaining single-story massing. A hip roof clad in asphalt shingles creates broad overhanging eaves on all sides, reinforcing the horizontal lines and providing weather protection. The low pitch and minimal ornamentation reflect the style's modernist aesthetic.

The exterior walls are clad in warm-toned brick veneer laid in common bond, exhibiting subtle color variations ranging from warm browns to muted reds. White-painted trim around windows and doors provides crisp contrast against the masonry, unifying the architectural composition.

The front facade features a balanced fenestration pattern of double-hung windows with white-painted frames. A prominent picture window grouping dominates the central portion of the elevation, consisting of a large fixed pane flanked by smaller sidelights. White painted shutters, properly proportioned to the openings, accent the windows throughout.

The main entrance is positioned slightly off-center, accessed directly from grade level via a small concrete stoop. The front door features decorative glazing elements and benefits from the roof overhang for weather protection.

The structure sits at natural grade, maintaining the horizontal integration with the site essential to Ranch house design. A concrete driveway provides vehicular access. The front yard features expansive lawn areas and a mature fir tree that serves as a focal point. Foundation plantings of established shrubs line the building's perimeter, demonstrating the maintained suburban character developed since original construction.

The brick construction, proper proportional relationships, and maintained relationship to grade preserve the character-defining features of this building type, representing the residential development that housed Flat Rock's industrial workforce during the late period of significance.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lot 82** to Ernest M. Fugmann and Ellamay Fugmann, his wife, by Warranty Deed, dated January 8, 1937, recorded May 7, 1938.<sup>1</sup>

Ernest M. Fugmann and Ellamay Fugmann, his wife, conveyed **Lot 82** to Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, as joint tenants, by Warranty Deed on July 31, 1950, recorded August 7, 1950.<sup>2</sup>

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lot 83** to Philip Sinclair by Warranty Deed, dated January 29, 1941, recorded December 10, 1942.<sup>3</sup> Philip Sinclair, husband of the second party, and Vivian Sinclair, wife of the first party, exchanged a Quit Claim Deed, dated December 10, 1942, recorded December 10, 1942, also covering **Lot 83**.<sup>4</sup>

Philip Sinclair, a single man, conveyed **Lot 83** to Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, as joint tenants, by Warranty Deed on July 18, 1950, recorded July 24, 1950.<sup>5</sup>

Nick Jabe and June Jabe, his wife, conveyed **Lot 83** to Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, as joint tenants, by Warranty Deed on November 25, 1950, recorded January 10, 1951. In 1953, Ethel Semmler resided at 26951 Ford.<sup>6</sup>

Ethel E. Semmler, a single woman, and Mildred H. Semmler, a widow, took out a mortgage from Ernest M. and Ellamay Fugmann, his wife, in the amount of \$6,700 on August 4, 1950, recorded April 28, 1954, on **Lots 82 and 83**.<sup>7</sup>

Ethel E. Semmler conveyed **Lots 82 and 83** to Cecilia E. Baranski, Harriet Baranski, and Wanda Baranski, as joint tenants and not as tenants in common or otherwise, with right of survivorship, by Warranty Deed on April 5, 1955, recorded April 14, 1955.<sup>8</sup>

Harriet Baranski and Wanda Baranski, survivors of themselves and Cecilia E. Baranski (whose Death Certificate had been recorded in Liber 14524, Page 52, on July 17, 1961), conveyed **Lots 82 and 83** to Ely C. Knight and Marie H. Knight, his wife, by Warranty Deed on December 4, 1965, recorded December 7, 1965.<sup>9</sup>

Ely C. Knight and Marie H. Knight, his wife, conveyed **Lots 82 and 83** to Kenneth S. Killian and Terry M. Killian, his wife, by Land Contract in the amount of \$8,864.77 on June 21, 1964, recorded August 12, 1964.<sup>10</sup>

Kenneth S. Killian and Terry M. Killian, his wife, assigned the Purchaser's Assignment of the Land Contract dated June 21, 1964, for **Lots 82 and 83**, to John M. Watson, Sr. and Alfrieda R. Watson, his wife, by Assignment of Value on August 8, 1964, recorded August 12, 1964.<sup>11</sup>

The Death Certificate of Ely Cyrun Knight was recorded June 30, 1970, pertaining to **Lots 82 and 83**.<sup>12</sup> Marie H. Knight conveyed **Lots 82 and 83** to John M. Watson, Sr. and Alfrieda R. Watson, his wife, by Warranty Deed for \$12,000 on July 8, 1971, recorded August 16, 1971.<sup>13</sup>

Mail delivery to Bob & Betty Christopher at 26951 Ford Ave occurred over several decades.<sup>14</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>14</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The property at 26951 Ford Avenue is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** This Ranch house represents the residential development that served Flat Rock's industrial workforce during the community's transformation from an agricultural village into a suburban-industrial center. The property's c. 1950s construction places it within the sustained growth period following Ford's establishment of the Village Industries Headlamp Plant in December 1922. Ford's Village Industries specifically targeted farmers, craftsmen, and unemployed rural residents who could maintain their connection to the land while working in modern industrial facilities. This dwelling, with its substantial brick construction and generous lot, reflects the housing that emerged to serve a community preserving suburban residential ideals rather than adopting dense urban patterns. Continued demand for quality residential development extended through multiple decades, from the initial headlamp plant through the construction of the Michigan Casting Center in 1972.

**Integrity Assessment:** The property demonstrates strong integrity across all seven aspects. Location and setting are intact on Ford Avenue within the established residential neighborhood, with generous lot size, mature landscaping, and relationship to similar-era housing authentically preserving community planning patterns. Design integrity is outstanding — the single-story massing, hip roof, elongated footprint, horizontal emphasis, picture window grouping, and relationship to grade remain as originally constructed. Material integrity is excellent, with original warm-toned brick veneer, white-painted trim, and fenestration consistent with the construction period. Workmanship is evident in the refined brick masonry, precise hip roof execution, and attention to proportional relationships and trim details. The suburban residential context — concrete driveway, mature plantings including a prominent weeping willow, and natural grade relationship — preserves the setting. Feeling and association remain strong, as the dwelling continues to convey the residential character of Flat Rock's postwar growth.

As a well-preserved brick Ranch house from the late period of significance, this property authentically represents the sustained residential development resulting from Flat Rock's industrial transformation. Its intact design, quality materials, and suburban setting make it a strong contributor to the district.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0082\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26965 Ford Ave.                                       |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0081_000 Lot 81 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103190                                        | Long: -83.299470                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Cape Cod Revival                                                    |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gabled w/Projection                                            |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1951-1971 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26965 Ford Ave.                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | John Harrington                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | John Harrington built himself                                                                                                                                                                       |                                                         |                                      |                                                                                                                                         |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sept 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1951 Cape Cod style house is a 1.5-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the peak period of Ford's Village Industries program, demonstrating the continued prosperity and preference for traditional architectural forms that characterized Flat Rock during the early 1950s post-war boom.

The house exhibits classic Cape Cod characteristics with a side gable roof and prominent front gable projection that creates visual interest and provides definition to the main entrance. The front gable projection serves as the focal point of the facade and houses the main entrance, which is typical of Cape Cod design. The roof is covered in asphalt shingles and includes a brick chimney.

The exterior walls are currently clad in replacement white vinyl siding with blue shutters that provide colorful contrast and contribute to the traditional Cape Cod residential character. The blue shutters frame the windows and reinforce the colonial styling that remained popular even during the modern 1950s period. The foundation appears to be concrete block construction, typical of early 1950s residential building practices.

The front facade displays a symmetrical composition typical of Cape Cod design, with the main entrance positioned within the front gable projection. The entrance features what appears to be a decorative oval glass door that adds architectural interest and reflects the attention to detail in 1950s residential construction. Windows are arranged symmetrically and appear to be replacement double-hung units that maintain the original opening configurations.

A significant feature of this property is the retention of what appears to be the original detached garage, visible in the background. This garage demonstrates the complete integration of automobile accommodation into residential planning that had become standard by the early 1950s and represents an important component of the original residential development.

The property includes a concrete driveway and established landscaping with mature foundation plantings that contribute to the suburban residential character. The lot size and setbacks reflect the suburban development patterns that were characteristic of early 1950s construction during the peak Village Industries period.

Character-defining features include the side gable roof with front gable projection, the 1.5-story Cape Cod massing, the symmetrical facade composition, the decorative front entrance, and the original detached garage. These elements combine to create a well-proportioned Cape Cod house that reflects both traditional American residential design principles and 1950s suburban construction standards.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 81 and other lands to George W. Van Riper and Mamie Van Riper, his wife, as tenants by the entireties, by Warranty Deed on September 7, 1950, recorded May 7, 1951.<sup>1</sup> George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lot 81 to John M. Harrington and Virginia Harrington, his wife, by Warranty Deed on May 3, 1951, recorded May 7, 1951.<sup>2</sup>

John M. Harrington and Virginia R. Harrington, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of \$7,900 on May 12, 1951 [to build the residence], recorded May 18, 1951, on Lot 81.<sup>3</sup>

In 1953, John M. Harrington resided at 26965 Ford.<sup>4</sup> In 1961, John M. Harrington was living at 26965 Ford.<sup>5</sup> In 1971, John M. Harrington resided at 26965 Ford Ave.<sup>6</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.



## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** Built in 1951, this house represents the peak period of Ford's Village Industries success, when the program achieved a 73% homeownership rate that exceeded national averages by 18 percentage points. The Cape Cod style demonstrates the quality residential development and architectural variety that Village Industries made possible, enabling industrial workers to achieve traditional, well-designed suburban housing. The Cape Cod form represents continued preference for traditional American architectural forms during the 1950s, showing continuity with earlier colonial houses in the district while incorporating modern construction techniques. The retention of the original detached garage demonstrates the complete residential planning and automotive accommodation that characterized quality suburban development during this period.

**Integrity Assessment:** The property retains sufficient integrity to convey its historic significance despite material alterations. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, these alterations are typical throughout the district. The original Cape Cod massing, side-gable roof with front projection, symmetrical facade, traditional proportions, and original detached garage remain intact.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1951 construction date places it at the height of Village Industries achievements. The Cape Cod form and original garage demonstrate the quality residential development and comprehensive planning that the program supported. Sufficient integrity in location, design, setting, feeling, and association conveys the property's historic significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0081\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                             |                                                            |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------|------------------------------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            |                                             | 26985 Ford Ave.                                            |                                       |                                         |                                   |
| City/Township, State, Zip Code                            |                                             | Flat Rock, Michigan 48134                                  |                                       |                                         |                                   |
| County                                                    |                                             | Wayne County                                               |                                       |                                         |                                   |
| Assessor's Parcel #                                       |                                             | 58_092_02_0079_000 Lot 79 & 80 Huron River Sub (June 1925) |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) |                                             | Lat: 42.103640                                             |                                       | Long: -83.299980                        |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>                      | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                              |                                        |
|-------------------------|------------------------------|----------------------------------------|
| Construction Date       | 1951                         |                                        |
| Architectural Style     | Ranch                        |                                        |
| Building Form           | 1 Story Rectilinear          |                                        |
| Roof Form               | Hipped low pitch             |                                        |
| Roof Materials          | Asphalt Shingles             |                                        |
| Exterior Wall Materials | Brick with stone accents     |                                        |
| Foundation Materials    | Concrete                     |                                        |
| Window Materials        | Aluminum                     |                                        |
| Window Type             | Sliding                      |                                        |
| Outbuildings            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Number/Type:            |                              |                                        |

## Eligibility

|                                                                                  |                                                                |                                                         |                                                       |                                             |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------|---------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>                  | Criterion D <input type="checkbox"/>        |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>                           | d. <input type="checkbox"/>                 |
|                                                                                  | e. <input type="checkbox"/>                                    | f. <input type="checkbox"/>                             | g. <input type="checkbox"/>                           |                                             |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name: Flat Rock Historical District |                                             |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Architecture     |                                                         |                                                       |                                             |
| Period(s) of Significance                                                        | 1951-1971 (within district's 1920-1975 period)                 |                                                         |                                                       |                                             |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                                       |                                             |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/>       | Setting <input checked="" type="checkbox"/> |
|                                                                                  | Feeling <input checked="" type="checkbox"/>                    | Association <input checked="" type="checkbox"/>         |                                                       |                                             |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                     | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                        | Date(s):                                    |
| Current/Common Name                                                              | 26985 Ford Ave.                                                |                                                         |                                                       |                                             |
| Historic/Original Owner                                                          | Irving and Meadie Farrand Sr.                                  |                                                         |                                                       |                                             |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                                       |                                             |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                                       |                                             |
| Historic Builder:                                                                | unknown                                                        |                                                         |                                                       |                                             |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sept 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |  |
|-------------------|--------------------------|-------|--|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |  |
|-------------------|--------------------------|-------|--|

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1951 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents an exceptional example of early Ranch architecture during the peak period of Ford's Village Industries program, demonstrating both the prosperity and architectural sophistication that the program made possible during the early 1950s.

The house exhibits classic Ranch characteristics with a hip roof that creates clean, geometric lines and emphasizes the horizontal emphasis typical of Ranch design. The single-story form with extended rooflines reflects the Ranch style's integration with the landscape and emphasis on horizontal proportions. The roof is covered in dark asphalt shingles that provide contrast with the light-colored brick exterior walls.

A distinctive feature of this property is its brick exterior wall construction, which represents higher-quality materials and craftsmanship compared to many contemporaneous houses that used wood frame construction with siding. The brick construction demonstrates the level of prosperity and investment in quality residential development that Ford's Village Industries made possible during its peak period. The brick appears to be in excellent condition and maintains the original appearance.

The house features an attached garage that is integral to the overall design, representing the complete integration of automobile accommodation that had become standard in quality suburban residential development by the early 1950s. The garage is seamlessly incorporated into the building's massing and roofline, creating a unified architectural composition that reflects sophisticated residential planning.

Windows include horizontal sliding and fixed units that emphasize the Ranch style's horizontal fenestration and connection to outdoor spaces. The window types and arrangements reflect early 1950s residential design principles and appear to maintain their original configurations. The horizontal emphasis of the windows reinforces the Ranch style's characteristic proportions.

The property includes established mature landscaping with evergreen plantings that complement the horizontal lines of the Ranch architecture. A concrete driveway provides access to the attached garage, completing the integrated residential design.

Character-defining features include the hip roof, the single-story Ranch massing, the brick exterior wall construction, the integrated attached garage, the horizontal window arrangements, and the overall sophisticated suburban residential design that reflects the prosperity and quality development standards of the peak Village Industries period.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Trellis Payne and Anna Payne, his wife, conveyed **Lots 79 and 80** to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on January 15, 1955, recorded January 24, 1955.<sup>1</sup>

Ambrose Kovacek and Mary Kovacek, his wife, conveyed **Lots 79 and 80** to Irving Farrand, Sr. and Meadie Farrand, his wife, by Warranty Deed on May 16, 1956, recorded May 22, 1956.<sup>2</sup> In 1961, Irving Farrand Sr. was living at 26985 Ford.<sup>3</sup> Irving Farrand, Sr. and Meadie Farrand, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of \$8,000 on August 8, 1956, recorded August 10, 1956, on **Lots 79 and 80**.<sup>4</sup>

Irving Farrand, Sr. and Meadie Farrand, his wife, conveyed **Lots 79 and 80** to Robert J. Krynak and Ila J. Krynak, his wife, by Warranty Deed for \$29,900 on April 7, 1969, recorded April 10, 1969.<sup>5</sup> In 1971, Robert J. Krynak resided at 26985 Ford Ave.<sup>6</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**.

**Criterion A - Community Planning and Development:** Built in 1951 during the peak period of Ford's Village Industries program, this house demonstrates the quality suburban development that the program made possible. The brick construction and integrated garage reflect the level of prosperity that enabled industrial workers to achieve high-quality, modern residential architecture and contributed to Flat Rock's exceptional homeownership rates.

**Criterion C - Architecture:** The property represents an excellent example of early Ranch architecture with superior materials and design integration. The brick veneer, hip roof, and attached garage demonstrate architectural sophistication beyond typical early 1950s residential construction, showing how Village Industries prosperity enabled residents to build with premium materials and advanced design features.

**Integrity Assessment:** The property retains outstanding integrity across all seven aspects. The original brick construction maintains its appearance, the Ranch form and proportions are intact, and the integrated garage and landscape design preserve the property's original suburban residential character. No significant alterations have compromised the original design.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1951 construction date places it at the height of Village Industries achievements. The brick Ranch with integrated attached garage represents superior residential architecture enabled by the program's prosperity, meeting both Criterion A for community development and Criterion C for architectural significance. Outstanding integrity across all seven aspects makes it an exceptional representative of peak-period Village Industries residential development.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0079\_000; citing records held by the City of Flat Rock.

## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27017 Ford Ave.                                       |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0078_000 Lot 78 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103840                                        | Long: -83.300140                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

### Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



### Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1927                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Front Gable                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding replacement                                            |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

### Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1927-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows/Porch                 | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27017 Ford Ave.                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Arthur Felix / Arthur & Gladys Busick                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27017 Ford Avenue is a single-story vernacular residence with Colonial Revival influences, constructed in 1927. The property represents transitional-period residential development bridging the Early Period of Significance (1834–1920) and the Late Period of Significance (1922–1975), built during the years when Henry Ford's industrial transformation was beginning to reshape the community from a rural river town into an industrial center.

The house exhibits a simple rectangular single-story form with a side-gable roof clad in asphalt shingles, reflecting modest vernacular residential construction typical of the late 1920s. The building rests on a concrete or stone foundation supporting frame construction above. The exterior walls are clad in tan horizontal replacement siding that obscures the original wall material but maintains the proportional relationships and domestic scale of the original design.

The fenestration includes replacement windows with decorative shutters that maintain appropriate scale and preserve original opening sizes. The shutters reflect Colonial Revival influences common during the 1920s. A front porch with wooden railings provides functional outdoor space and architectural enhancement, reflecting regional preferences for covered outdoor living areas.

Character-defining features include the single-story vernacular massing, side-gable roof, front porch with wooden railings, modest working-class scale, and Colonial Revival influences in window treatment and overall composition.

The property occupies a residential lot on Ford Avenue with maintained lawn and landscaping.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

In 1927, [Arthur] Felix owned **Lot 78** in the Huron River subdivision and the residence thereon.<sup>1</sup> In 1935, Arthur Busick and family were living at 27017 Ford.<sup>2</sup> In 1939, Arthur & Gladys Busick were living at 27017 Ford.<sup>3</sup> Arthur Busick registered for the draft on 15 Feb 1942; he was married to Gladys, was employed by the Federal Bureau of Investigation (Grand Rapids Field Office) and his family resided at 27017 Ford Ave.<sup>4</sup> In 1950, James & Stella Wallace and son resided at 27017 Ford; and James worked as salesman selling sweepers.<sup>5</sup> In 1953, John Caldwell resided at 27017 Ford.<sup>6</sup> This home is currently owned by Dave Metty; the Metty family has lived in Flat Rock for generations.<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1927 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** Constructed in 1927, this modest vernacular residence represents transitional-period development during the crucial years when Ford's Village Industries program was beginning to transform Flat Rock from a rural river community into an industrial center. The property's modest scale and vernacular character demonstrate the practical, affordable housing that enabled workers to establish

<sup>1</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 112, entry for Felix with house on Lot 78; original records held by Brownstown Township Historical Society.

<sup>2</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1935) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QP8J-QHMZ> : Thu Apr 10 14:41:36 UTC 2025), Entry for Arthur Allen Busick and J Edgar Hoover FBI Headquarters, 15 Feb 1942.

<sup>5</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 11, for James & Stella Wallace and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupid=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

<sup>6</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>7</sup> Personal knowledge of Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock, long-time members of the Flat Rock Historical Society and live on W. Huron River Drive near the Huron River Sub, August 2025.

permanent residence during the early phase of industrial expansion. The location on Ford Avenue documents residential development responding directly to the community's changing economic base.

**Integrity Assessment:** Location is excellent, with the property remaining on its original Ford Avenue site. Design integrity is good, with the essential vernacular form, side-gable roof, front porch, and overall composition intact. Setting remains good within the residential corridor. Materials integrity is fair — original exterior cladding and windows have been replaced, though the alterations maintain historic proportions and fenestration patterns. Workmanship is good, with original construction quality evident in form and proportional relationships. Feeling and association are good, with the property continuing to convey its character as a late 1920s working-class residence from the transition period.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1927 construction date places it within the transitional period between the Early (1834–1920) and Late (1922–1975) Periods of Significance, documenting the community's early residential response to Ford's industrial transformation. While exterior materials have been altered, sufficient integrity in design, location, setting, feeling, and association allows the property to convey its significance as a representative example of late 1920s vernacular residential construction.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0078\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27027 Ford Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0077_000 Lot 77 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.097800                                        | Long: -83.285700                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1970                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Front Gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1970-1975 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input type="checkbox"/>                                                | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27027 Ford Ave                                                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Alexander & Louise Barbour                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Caldwell (likely based on timeline)                                                                                                                                                                 |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1970 Contemporary style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the final years of Ford's Village Industries program and the concluding period of the district's significance, demonstrating the continued suburban growth that characterized Flat Rock through the program's end.

The house exhibits Contemporary architectural characteristics with a prominent front gable that creates a strong vertical emphasis and modern appearance. The front gable design reflects the architectural trends of the late 1960s and early 1970s that moved away from traditional Ranch horizontality toward more varied rooflines and geometric forms. The single-story form maintains connection to Ranch influences while incorporating Contemporary design elements.

The exterior walls are currently clad in replacement dark blue vinyl siding with white trim, which has replaced the original exterior wall material. The color scheme creates a distinctive appearance that reflects later residential preferences. White shutters accent some windows and provide visual contrast to the dark siding, contributing to the contemporary residential character.

The front facade features an asymmetrical composition with the main entrance positioned off-center beneath or adjacent to the front gable. A small covered entry area provides weather protection and creates a modest entrance feature. The front also includes what appears to be a large picture window that reflects the continued emphasis on natural light and indoor-outdoor connections that carried over from Ranch design into Contemporary styling.

Windows include a combination of double-hung and picture windows that appear to be replacement units, which is typical for properties of this age. The window arrangements maintain some horizontal emphasis while accommodating the Contemporary style's more varied facade composition. A small window in the front gable provides additional light to interior spaces.

The property lacks visible outbuildings, which may reflect the preference for attached garages or carports that had become standard by 1970, or constraints of the residential lot configuration. The landscaping includes lawn areas and some foundation plantings that contribute to the suburban residential character.

Character-defining features include the prominent front gable, the single-story Contemporary massing, the asymmetrical facade composition, the large picture window, and the overall geometric simplicity that reflects early 1970s residential design principles and the final phase of suburban development during the district's period of significance.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland conveyed Lots **77** and 78 to Thomas D. Tracy and Donalda Tracy, his wife, by Warranty Deed on November 13, 1950, recorded November 16, 1950.<sup>1</sup>

Thomas D. Tracy, survivor of himself and Donalda Tracy, his deceased wife, a widower, conveyed Lots **77** and 78 to Alexander Barbour and Louise Barbour, his wife, by Warranty Deed on April 26, 1957, recorded May 2, 1957.<sup>2</sup>

Alexander Barbour and Louise Barbour, his wife, conveyed Lots **77** and 78 to John B. Caldwell and Birdie L. Caldwell, his wife, by Warranty Deed on August 9, 1966, recorded August 31, 1966.<sup>3</sup>

John B. Caldwell and Birdie L. Caldwell, his wife, conveyed Lots **77** and 78 to Eric D. Painter, a single man, and Tammy M. Theisen, a single woman, by Warranty Deed for \$39,900 on September 23, 1980, recorded October 1, 1980.<sup>4</sup>

Eric D. Painter and Tammy M. Painter, formerly known as Tammy M. Theisen, his wife, conveyed Lots **77** and 78 to Barry W. Dickson and Joyce Ann Dickson, his wife, by Warranty Deed for \$35,000 on June 17, 1985, recorded June 27, 1985.<sup>5</sup> Barry Dickson resided at 27027 Ford Ave. in the 1980s.<sup>6</sup>

The Blanchette Family resided at 27027 Ford Ave. during the 1980-90s.<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1970 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** Built in 1970, this house represents residential development during the final years of the district's 1920–1975 period of significance. Although Ford's Village Industries program had concluded by the mid-1960s, the suburban development patterns and community infrastructure the program established continued to support residential construction into the 1970s. The Contemporary style represents the final phase of architectural evolution within the district, showing how residential design moved beyond the Ranch and traditional forms that dominated earlier decades.

**Integrity Assessment:** The property retains sufficient integrity to convey its significance as end-period development. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, the original Contemporary form, front-gable configuration, and suburban residential character remain intact.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1970 construction date places it at the conclusion of the period of significance, documenting the continued residential growth that Village Industries infrastructure made possible and completing the district's architectural timeline from 1920 through 1975. Sufficient integrity in location, design, setting, feeling, and association conveys its historic significance.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

<sup>7</sup> Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.



## References

*List references used to research and evaluate the individual property.*

|                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <a href="https://bsaonline.com/?uid=520">https://bsaonline.com/?uid=520</a> : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27035 Ford Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0076_000 Lot 76 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.097700                                        |                                       | Long: -83.285800                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1942                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung/Screened                                                |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | One 2-story Garage (detached)                                       |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History; Architecture                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1942-1962 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27035 Ford Ave.                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Robert S. & Charlotte E. Clegg                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Multi-Family Residence                                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Multi-Family Residence                                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Clegg/Heier Bros. (likely)                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1942 Minimal Traditional style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents early residential development during the foundational period of Ford's Village Industries program and exhibits exceptional preservation of original materials and features that make it a rare example of intact 1940s residential construction.

The house exhibits Minimal Traditional characteristics with a side gable roof form and modest proportions typical of early 1940s residential construction. The building demonstrates the transition between traditional house forms and the more streamlined designs that would emerge after World War II. The roof is covered in asphalt shingles and includes a substantial brick chimney.

A remarkable feature of this property is the retention of original aluminum siding, which represents early adoption of this modern material during the 1940s. The aluminum siding appears to be in excellent condition and maintains its original appearance, making this property extremely rare for its material integrity. The original aluminum windows with screens are equally significant, as they demonstrate the complete preservation of 1940s building technology and materials.

The windows feature original aluminum awnings that provide weather protection and contribute to the building's character. These awnings represent both functional and aesthetic elements of 1940s residential design and are increasingly rare survivors. The combination of aluminum siding, windows, and awnings creates a cohesive example of 1940s modern materials and construction techniques.

The front facade includes a covered front porch that provides weather protection and creates a welcoming entrance feature. The porch appears to maintain its original configuration and contributes to the traditional residential character while incorporating modern materials.

A particularly significant feature is the large original detached garage located at the rear of the property. This garage includes upper living space accessed by exterior stairs and decking, creating a unique residential complex that reflects the specific needs and occupation of the original owner, who worked as a navy mechanic. The garage likely served as both automotive accommodation and workshop space, demonstrating the integration of residential and occupational needs that characterized some Village Industries development.

The garage's upper living space and deck configuration represent an unusual example of accessory residential space that may have been designed for workshop activities, guest accommodation, or rental income. This feature demonstrates the entrepreneurial and practical approaches to residential development that characterized some Village Industries properties.

Character-defining features include the side gable roof, the original aluminum siding and windows with awnings, the covered front porch, and the exceptional large garage with upper living space and deck. The combination of original materials and unique outbuilding configuration makes this property a rare and significant example of 1940s residential development.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lot 76** to Robert S. Clegg and Charlotte E. Clegg, his wife, by Warranty Deed, dated April 29, 1940, recorded January 2, 1941.<sup>1</sup>

Robert S. Clegg and Charlotte E. Clegg, his wife, took out a mortgage from Charles W. Heier and Ernest H. Heier, a copartnership doing business as Heier Brothers, in the amount of \$500 on December 2, 1940, recorded December 24, 1940.<sup>2</sup>

Robert S. Clegg and Charlotte E. Clegg, his wife, conveyed **Lot 76** to John W. Wood and Alice B. Wood, his wife, by Warranty Deed on February 3, 1944, recorded February 4, 1944.<sup>3</sup>

John W. Wood and Alice B. Wood, his wife, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of \$2,200 on February 3, 1944, recorded February 4, 1944, on **Lot 76**.<sup>4</sup>

John W. Wood and Alice B. Wood, his wife, conveyed **Lot 76** to David M. Cotton and Ancy B. Cotton, husband and wife, as tenants by the entireties, by Warranty Deed, dated May 15, 1946, recorded May 17, 1946.<sup>5</sup>

In 1950, Eins & Bertha Niemy and family resided at 27035 Ford; and Eins worked as mechanic at the navy base.<sup>6</sup> In 1953, Reese E. Elias resided at 27035 Ford.<sup>7</sup>

Ancy B. Cotton, survivor of herself and her deceased husband David Madison Cotton, also known as D.M. Cotton (whose Death Certificate was recorded in Liber 13388, Page 251), conveyed **Lot 76** to J. L. Hood and Edna Hood, his wife, by Warranty Deed on July 6, 1957, recorded September 19, 1957.<sup>8</sup>

In 1961, Calvin Bumgarter were living at 27035 Ford.<sup>9</sup>

J. L. Hood and Edna Hood, his wife, conveyed **Lot 76** to Ethel V. Tishkof by Land Contract in the amount of \$10,500 on May 21, 1965, recorded May 19, 1967.<sup>10</sup>

Ethel V. Tishkof assigned the Purchaser's Assignment of the Land Contract dated May 21, 1965, for **Lot 76**, to Kenneth F. Glover and Mary Ruth Glover, his wife, by Assignment of Value on May 12, 1967, recorded May 19, 1967.<sup>11</sup> Ethel V. Tishkof conveyed **Lot 76** to Kenneth F. Glover and Mary Ruth Glover, his wife, by Quit Claim Deed on May 12, 1967, recorded May 19, 1967.<sup>12</sup>

Edna Hood conveyed **Lot 76** to Kenneth F. Glover and Mary Ruth Glover, his wife, by Warranty Deed for \$13,500 on April 7, 1972, recorded April 20, 1972.<sup>13</sup>

Kenneth F. Glover and Mary Ruth Glover, his wife, conveyed **Lot 76** to Charles B. Finley and Virginia C. Finley, his wife, by Warranty Deed for \$16,000 on April 28, 1972, recorded May 5, 1972.<sup>14</sup>

Charles B. Finley and Virginia C. Finley, his wife, conveyed **Lot 76** to Keith Bouchard and Barbara A. Bouchard, his wife, by Land Contract on June 25, 1979, recorded July 2, 1979.<sup>15</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 9, for Eins & Bertha Niemy and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupid=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

<sup>7</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Ave.in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**, **Criterion C for Architecture**, and **Criterion D for Information Potential**.

**Criterion A - Community Planning and Development:** Built in 1942, this house represents the early implementation period of Ford's Village Industries when the program was establishing residential infrastructure to support the community's transformation. The garage workshop reflects the integration of residential and occupational needs that characterized some Village Industries development — the original owner's occupation as a navy mechanic explains the unique garage configuration and demonstrates how residents adapted their properties to accommodate specific trades and entrepreneurial activities.

**Criterion C - Architecture:** The property represents an exceptional example of 1940s residential construction with outstanding material integrity. The retention of original aluminum siding, windows, and awnings is extremely rare and demonstrates early adoption of modern building technologies. These intact original materials constitute a complete, increasingly scarce example of 1940s construction techniques.

**Criterion D - Information Potential:** The original aluminum materials, unique garage workshop configuration, and association with a navy mechanic provide significant research potential regarding wartime residential development, occupational specialization, and building technology adoption during the Village Industries period.

**Integrity Assessment:** The property retains exceptional integrity across all seven aspects. Original aluminum siding, windows, and awnings preserve 1940s material character. The intact garage complex with upper living space and deck represents an unusual example of accessory residential development. Design, location, setting, feeling, and association all remain strong.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1942 construction date, retention of rare original aluminum materials, multi-criteria significance, and exceptional integrity across all seven aspects make it an outstanding representative of early Village Industries residential development.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0076\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27045 Ford Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0075_000 Lot 75 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.097600                                        |                                       | Long: -83.285900                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Vernacular/Early Ranch                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Front Gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding/Double Hung                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1951-1971 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27045 Ford                                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | George E. & Lena Grant                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1951 Ranch style house is a single-story residential structure situated on Ford Avenue in Flat Rock. The building represents residential development during the peak period of Ford's Village Industries program, demonstrating the adoption of Ranch style architecture and modern suburban living patterns that characterized Flat Rock during the early 1950s post-war boom.

The house exhibits Ranch characteristics with a front gable roof that creates visual interest while maintaining the horizontal emphasis typical of Ranch design. The front gable configuration represents a variation on traditional Ranch styling that incorporates elements of Contemporary design trends emerging in the early 1950s. The single-story form with its horizontal proportions reflects the Ranch style's emphasis on ground-level living and integration with the landscape.

The exterior walls are clad in replacement vinyl siding in a neutral beige color, which has replaced the original exterior wall material. The foundation appears to be concrete block construction, typical of early 1950s residential building practices. The building is elevated on the foundation and includes a front deck addition with railings and stairs that provides outdoor living space and enhanced access to the main entrance.

Windows include horizontal sliding units that emphasize the Ranch style's preference for horizontal fenestration and natural light. These appear to be replacement windows that maintain the original opening configurations while reflecting more contemporary window technology. The sliding window type is characteristic of Ranch design and emphasizes the style's connection to outdoor spaces.

The front facade displays an asymmetrical composition typical of Ranch design, with the main entrance positioned off-center beneath or adjacent to the front gable. The front deck addition, while representing a later alteration, reinforces the Ranch style's emphasis on outdoor living and provides enhanced indoor-outdoor connections that were central to Ranch philosophy.

The property lacks visible outbuildings, which reflects either the preference for attached garages that became common in Ranch design, or constraints of lot size in this established residential area. A concrete driveway provides parking accommodation and reflects the complete integration of automotive access into residential planning by 1951.

The landscaping includes mature evergreen trees and maintained lawn areas that contribute to the suburban residential character established during the Village Industries period. The lot size and setbacks reflect the suburban development patterns that characterized early 1950s construction during the peak Village Industries years.

Character-defining features include the front gable roof, the single-story Ranch massing, the horizontal sliding windows, the front deck addition that enhances outdoor living, and the overall horizontal proportions that reflect early 1950s Ranch design principles and the suburban lifestyle that Village Industries prosperity made possible.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 74 and **75** to J. Avery Cunliffe and Hazel Cunliffe, his wife, by Warranty Deed, dated September 30, 1946, recorded October 10, 1946. Building restrictions applied.<sup>1</sup>

David M. Cotton, also known as D.M. Cotton, and Ancy B. Cotton, his wife, conveyed **Lot 75** to George E. Grant and Lena Grant, his wife, by Warranty Deed on June 27, 1953, recorded July 10, 1953.<sup>2</sup> In 1953, George E. Grant resided at 27045 Ford.<sup>3</sup>

The Probate File of the Estate of George E. Grant, Deceased, was filed May 25, 1959, under Wayne County Probate File #475044. The inventory was filed August 12, 1959, and recited **Lot 75**.<sup>4</sup> The heirs were listed as George F. Grant, Julia M. Savu, Charles J. Grant, John Grant, and William Grant. Devisees and legatees were also recited.<sup>5</sup>

John Grant, Administrator with Will Annexed of the Estate of George E. Grant, Deceased, conveyed **Lot 75** to Walter Carpenter and Catherine Carpenter, his wife, by Administrator's Deed for \$7,400 on December 7, 1959, recorded December 8, 1959.<sup>6</sup> In 1961, W. Pietruszkiewicz was living at 27045 Ford.<sup>7</sup> In 1971, Richard Hell resided at 27045 Ford Ave.<sup>8</sup>

Walter Carpenter and Catherine Carpenter, his wife, conveyed Lot 75 to Thomas L. Anson, a single man, and Carmen D. Langton, as joint tenants with full rights of survivorship, by Land Contract on October 16, 1980, recorded October 22, 1980.<sup>9</sup>

Mail was delivered to Carman Langton and Tom Anson at 27045 Ford Ave.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** Built in 1951, this house represents the peak period of Ford's Village Industries success, when the program achieved a 73% homeownership rate exceeding national averages. The Ranch style demonstrates how Village Industries enabled workers to achieve contemporary suburban housing reflecting current architectural trends. The front-gable variation shows architectural sophistication and adaptation of Ranch principles to create visual interest while maintaining horizontal emphasis.

**Integrity Assessment:** The property retains sufficient integrity to convey its historic significance. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, the original Ranch form, front-gable configuration, and horizontal character remain intact. A front deck addition, while altering the original appearance, reinforces the Ranch style's emphasis on outdoor living.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026

<sup>3</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 45, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1951 construction date places it at the height of Village Industries achievements. The Ranch form with front gable demonstrates the modernization of Flat Rock's residential architecture during the program's peak period. Sufficient integrity in location, design, setting, feeling, and association conveys its historic significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number 58\_092\_02\_0075\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27055 Ford Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0073_000 Lot 73 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104290                                        | Long: -83.300620                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1949 (Addition 1969)                                                |
| Architectural Style     | Cape Cod w/addition                                                 |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Front Gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 garage (detached)                                                 |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Social History                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1949-1969 (within district's 1920-1975 period)                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27055 Ford Ave.                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Harry W. and Alice C. Root                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This residential property consists of a 1949 Cape Cod style house with a late 1960s addition, situated on Ford Avenue in Flat Rock. The property represents both the immediate post-war Village Industries residential development period and the later expansion that characterized suburban growth during the program's final years.

The original 1949 structure exhibits classic Cape Cod characteristics with a 1.5-story form and side gable roof typical of post-war residential construction. The original portion demonstrates the continued preference for traditional American architectural forms during the immediate post-war period when Ford's Village Industries was achieving its peak success.

In the late 1960s, a substantial addition was constructed that significantly expanded the house's footprint and living space. This addition appears to extend from the original structure, creating additional ground-floor space while maintaining compatibility with the original Cape Cod design. The addition demonstrates the growing prosperity and changing family needs that characterized the late Village Industries period and the transition into the post-program era.

The entire structure is currently clad in replacement vinyl siding in a neutral beige color that unifies the appearance of both the original 1949 section and the late 1960s addition. Brown shutters accent the windows and provide visual contrast, contributing to the traditional Cape Cod residential character. The consistent siding treatment creates visual continuity despite the different construction periods.

Windows throughout include replacement double-hung units that maintain traditional proportions and reflect both the original 1949 installation and the late 1960s addition. The window arrangements preserve the symmetrical facade composition typical of Cape Cod design while accommodating the expanded floor plan created by the addition.

The front facade includes a covered front porch or entry area that provides weather protection and creates a welcoming entrance feature. This appears to be part of the original 1949 construction and maintains the Cape Cod style's emphasis on traditional residential character.

A significant feature is the detached garage located at the rear of the property that appears to match the house's architectural character. This garage may be contemporaneous with either the original construction or the 1960s addition and provides automotive accommodation that completes the suburban residential development of the property.

Character-defining features include the Cape Cod massing and proportions, the side gable roof form, the traditional window arrangements, the substantial late 1960s addition that demonstrates property evolution, and the matching detached garage that completes the residential complex.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, John E. Moorhead resided at 27055 Ford.<sup>1</sup>

James A. Cunliffe and Hazel L. Cunliffe, his wife, conveyed **Lot 73** and other lands to Mamie H. Van Riper by Warranty Deed on May 25, 1954, recorded May 26, 1954.<sup>2</sup>

Mark V. Yost, Guardian of the Estate of Grace Y. Vreeland, Mentally Incompetent, conveyed an undivided one-half interest in **Lot 73** and other lands to James Avery Cunliffe by Guardian's Deed for \$1.00 on June 10, 1955, recorded July 26, 1955.<sup>3</sup>

James Avery Cunliffe and Hazel L. Cunliffe, his wife, conveyed **Lot 73** and other lands to Mamie H. Van Riper by Quit Claim Deed on July 20, 1955, recorded July 26, 1955.<sup>4</sup>

Mamie H. Van Riper conveyed **Lot 73** to Harry W. Root and Alice C. Root, his wife, by Warranty Deed on July 21, 1955, recorded August 30, 1955.<sup>5</sup> In 1961, Harry Root & Marian Mayer were living at 27055 Ford.<sup>6</sup> In 1970, Harry Root resided at 27055 Ford Ave.<sup>7</sup>

Marion Croniser conveyed Lots **73** and 74 to William Root by Quit Claim Deed for \$12,097.92 on May 24, 1984, recorded May 29, 1984.<sup>8</sup>

The Probate File of the Estate of Harry William Root, also known as Harry W. Root and Harry Root, Deceased, was filed November 22, 1983, under Wayne County Probate File #758078. The inventory was filed January 17, 1984, and recited Lots **73** and 74. The heirs were listed as William Root, son, and Marion Croniser, daughter.<sup>9</sup>

In the Matter of the Estate of Harry William Root, also known as Harry W. Root and Harry Root, Deceased: an Order was entered May 22, 1984, recorded May 30, 1984. The Order designated **Parcel A as Lot 73** and Parcel B as Lot 74. It was ordered that the residue of said estate be assigned to Marion Croniser, daughter, and William Root, son, each a one-half share.<sup>10</sup>

William Root and Arleen M. Root, his wife, conveyed Lots **73** and 74 to William Root and Robin A. Yarger, as joint tenants with rights of survivorship and not as tenants in common, by Quit Claim Deed on June 21, 1984, recorded June 27, 1984.<sup>11</sup>

Mail was delivered to Yarger Family at 27055 Ford Ave.<sup>12</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National – eligibility. This is required for all properties.

This 1949 property with late 1960s addition is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** The original 1949 construction represents the immediate post-war period when Ford's Village Industries was achieving exceptional homeownership rates. The late 1960s addition demonstrates continued prosperity and evolving suburban needs during the program's concluding years. Together, the two phases span from the peak post-war boom through the district's final decades, showing how Village Industries supported not only initial homeownership but sustained residential investment and family growth.

<sup>1</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>12</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.



**Integrity Assessment:** The property retains sufficient integrity to convey its significance across both construction periods. Location, design, setting, feeling, and association remain strong. Materials and workmanship have been diminished by replacement siding and windows; however, the original Cape Cod form, the substantial late 1960s addition, and the matching garage remain intact.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The dual construction dates (1949 and late 1960s) document the evolution of a Village Industries property from post-war construction through later suburban expansion, both within the district's 1920–1975 period of significance. Sufficient integrity in location, design, setting, feeling, and association conveys its historic significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0073\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                       |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27085 Ford Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                             |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                          |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0072_000 Lot 72 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1045287                                       | Long: -83.3009244                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Site <input type="checkbox"/>      |
| Commercial <input type="checkbox"/>                                | Structure <input type="checkbox"/> |
| Residential <input checked="" type="checkbox"/>                    | Object <input type="checkbox"/>    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1954                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double Hung/Picture                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Architecture; Industry; Social History                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1954-1975 (within district's 1920-1975 LATE period)                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27085 Ford                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Floyd & Paula Hood                                                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1954 Ranch residence is a one-story brick veneer dwelling situated on Ford Avenue in Flat Rock. The building represents early 1950s post-war residential development during the late Ford Village Industries period and demonstrates the Ranch style that became the dominant American residential architectural form in the post-World War II era.

The house exhibits the characteristic features of Ranch architecture: horizontal emphasis, low-pitched roof, asymmetrical facade composition, integration with the landscape, and open floor plan concepts. The building displays a side-gabled roof with subtle hipped elements at the ends that create a gentle roofline variation. The low-pitched roof emphasizes the horizontal lines that define Ranch style architecture. The roof is covered with asphalt shingles appropriate to the period and style.

The most significant architectural feature is the extensive brick veneer that covers the majority of the exterior walls, demonstrating quality materials and permanent construction typical of custom-built Ranch homes. The brick appears to be a warm brown/tan color and is laid in a running bond pattern that creates clean, horizontal lines reinforcing the Ranch style's emphasis on horizontal orientation. The brick veneer represents substantial material investment and quality construction that distinguishes custom-built homes from more modest builder housing.

A particularly distinctive architectural element is the wide, substantial brick chimney that rises prominently from the roofline near the center of the composition. This oversized chimney represents exceptional design distinction and serves as a strong vertical accent that balances the horizontal emphasis of the Ranch form. The chimney's width and prominence indicate it likely serves a substantial fireplace that would have been a focal point of the interior living space, reflecting the Ranch style's emphasis on casual, comfortable family living centered around hearth and home. The chimney demonstrates quality masonry craftsmanship and adds significant architectural character to the composition.

The exterior combines brick veneer on the main facade and portions of the side elevations with vinyl siding accents in the gable ends and portions of the side walls, creating a two-tone exterior that provides visual variety while maintaining a cohesive appearance. This combination of materials is characteristic of Ranch design that often mixed masonry and horizontal siding to create textural interest.

The facade presents an asymmetrical composition typical of Ranch design, with windows arranged in groups and as individual units to create balanced visual interest without formal symmetry. The windows have been updated with vinyl replacements but maintain appropriate horizontal proportions characteristic of Ranch architecture. Some windows feature decorative shutters that add traditional detailing and visual interest. A row of small horizontal windows near the roofline provides additional natural light while maintaining privacy, demonstrating thoughtful custom design.

The property includes a substantial detached two-car garage that is connected to the main house via what appears to be a breezeway or covered connector. The garage features matching brick veneer and vinyl siding that creates a unified architectural ensemble. This garage arrangement with breezeway connection represents typical 1950s suburban residential planning that emphasized automobile accommodation while maintaining separation between living and utility spaces. The large garage with multiple bays demonstrates the increasing importance of the automobile in post-war residential design.

The property sits on a well-maintained lot with mature lawn and landscaping. Foundation plantings and established trees frame the house and reinforce the Ranch style's integration with the landscape. A substantial concrete driveway provides access to the garage, demonstrating the automobile-oriented site planning characteristic of post-war suburban development.

Character-defining features include the horizontal Ranch form with low-pitched roof, the extensive brick veneer demonstrating quality materials, the wide substantial chimney (the most distinctive architectural element), the asymmetrical facade composition, the combination of brick and vinyl siding materials, the detached garage with breezeway connection, and the overall Ranch architectural character that reflects custom 1953 residential design.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

James Avery Cunliffe and Hazel Cunliffe, his wife, conveyed Lot 72 (except portions thereof previously deeded in Liber 4111, Page 274), subject to an easement for public utilities over the rear 6 feet, to Floyd W. Hood and Paula A. Hood, his wife, by Warranty Deed on April 26, 1954, recorded April 30, 1954.<sup>1</sup>

Floyd W. Hood and Paula A. Hood, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Banking Association of Flat Rock, Michigan, in the amount of \$9,000 [likely to build house] on July 16, 1954, recorded July 19, 1954, on Lot 72 (except portions thereof previously deeded in Liber 4111, Page 274).<sup>2</sup>

In 1955, Floyd Hood and family were living at 27085 Ford Ave.<sup>3</sup> In 1961, Floyd Hood was living at 27085 Ford Ave.<sup>4</sup> In 1971, Floyd Hood resided at 27085 Ford Ave.<sup>5</sup> Floyd William Hood had been employed as a water filtration plant operator for Ford until he retired in 1977, Floyd & his wife Paula continued to live at 27085 Ford Ave. until just before he passed away in Monroe in June 1983.<sup>6</sup>

Paula A. Hood, survivor of Floyd W. Hood, her deceased husband (whose Death Certificate was recorded in Liber 21817, Page 662), conveyed Lot 72 (except that part more particularly described same as the mortgage recorded in Liber 11682, Page 230) and other lands to Robert B. Baker and Jean T. Baker, his wife, and Robert L. Cronenwett and Gene L. Cronenwett, his wife, by Land Contract in the amount of \$22,000 on October 19, 1983, recorded October 28, 1983.<sup>7</sup>

Paula A. Hood conveyed Lot 72 to Robert B. Baker and Jean T. Baker, his wife, and Robert L. Cronenwett and Gene L. Cronenwett, his wife, by Warranty Deed on June 13, 1985, recorded June 24, 1985.<sup>8</sup>

Robert B. Baker and Jean T. Baker, his wife, and Robert L. Cronenwett and Gene L. Cronenwett, his wife, conveyed Lot 72 to Robert Edward Murphy and Jean Elizabeth Murphy, his wife, by Warranty Deed on June 13, 1985, recorded June 24, 1985.<sup>9</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1954 property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A for Community Planning and Development and Criterion C for Architecture. The property represents significant early 1950s custom residential development during the late Ford Village Industries period, with distinctive Ranch architecture featuring extensive brick veneer and a particularly wide substantial chimney.

Custom built in 1954, this house represents the post-war residential boom that transformed Flat Rock during the late Village Industries period. The construction date places it within the critical decade when returning veterans, federal housing programs (GI Bill, FHA loans), and economic prosperity created unprecedented demand for single-family housing. The custom-built nature distinguishes it from speculative tract housing and indicates substantial resources—likely supervisory personnel, professionals, or business owners associated with the Village Industries economy or the broader Detroit metropolitan industrial base. The substantial two-car garage with breezeway connection further reflects the automobile-oriented suburban development patterns defining 1950s residential life.

The property represents an exceptional example of early 1950s custom Ranch architecture with features that elevate it beyond typical Ranch housing. The extensive brick veneer demonstrates quality materials and permanent construction characteristic of custom homes, remaining in excellent condition as the primary character-defining material. The exceptionally wide chimney is the property's most distinctive feature, providing unusual visual prominence and a strong vertical accent that balances the horizontal Ranch form; its size suggests a substantial interior fireplace reflecting the style's emphasis on casual family living. The combination of brick veneer with vinyl siding accents creates textural variety, while the asymmetrical facade composition and varied window arrangements demonstrate thoughtful custom design. The detached

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> Ancestry.com. *Web: Monroe County, Michigan, U.S., Obituary Index, 1821-2012* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

garage with breezeway connection and matching materials creates a unified architectural ensemble demonstrating sophisticated site planning.

This property retains exceptional integrity under both Criteria A and C. The building remains on its original site at 27085 Ford Avenue, maintaining its relationship to the surrounding neighborhood and 1950s street pattern. The Ranch form with low-pitched roof, horizontal emphasis, asymmetrical facade, extensive brick veneer, wide chimney, and detached garage with breezeway all remain intact, expressing the original 1953 custom design intent. The suburban residential setting with mature landscaping, concrete driveway, and surrounding development reinforces the post-war residential context. The brick veneer and chimney—the most significant materials—remain completely intact and in excellent condition; windows have been replaced with vinyl units, but this does not compromise the property's ability to convey its architectural significance. Brick veneer and chimney construction demonstrate quality 1953 craftsmanship and material investment characteristic of custom residential development. The property continues to evoke quality early 1950s custom Ranch housing through its brick veneer, prominent chimney, horizontal form, and garage with breezeway, and continued single-family residential use preserves its connection to post-war suburban expansion during the late Village Industries period.

The property retains exceptional integrity in all seven aspects. The brick veneer and wide chimney remain completely intact, and the Ranch form, roof, facade composition, and garage with breezeway are preserved. Vinyl window replacement represents a minor alteration that does not diminish the property's ability to communicate its significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register. Custom construction in 1953 during the critical post-war boom places it squarely within the late Village Industries period, while the extensive brick veneer and wide substantial chimney provide exceptional material quality and unusual architectural distinction within Ranch architecture. The custom-built quality represents upward mobility and substantial investment beyond standardized housing, and complete retention of all significant character-defining features in excellent condition supports dual significance under Criterion A and Criterion C. The property meets National Register standards with exceptional integrity in all seven aspects. Vinyl window replacement maintains appropriate proportions and does not affect eligibility, as the original brick veneer and chimney remain the dominant visual features.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0072\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27009 Inkster                                                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                 |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_03_0022_000 Lot 22 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1086483                                                           |                                       | Long: -83.3037315                     |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Site <input type="checkbox"/>      |
| Commercial <input checked="" type="checkbox"/>                     | Structure <input type="checkbox"/> |
| Residential <input type="checkbox"/>                               | Object <input type="checkbox"/>    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1924                                                                |
| Architectural Style     | Craftsman Bungalow                                                  |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped Roof                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Architecture; Funerary Art                                                                                                                            |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1924-1975 (within district's 1920-1975 LATE period)                                                                                                                                                 |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27009 Inkster                                                                                                                                                                                       |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Bunte/Krutz Residence                                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence/Huron Valley Cemetery Office                                                                                                                                                |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Huron Valley Cemetery Office                                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Henry Bunte                                                                                                                                                                                         |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 25 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This 1924 Craftsman Bungalow is a one-story brick veneer residence serving as the caretaker's cottage for Huron Valley Cemetery on Inkster Road in Flat Rock. The building represents mid-1920s residential construction during the early Ford Village Industries period and likely originated as a catalog home, demonstrating the widespread use of mail-order house plans and pre-cut building materials that characterized American residential construction in the 1920s.

The house exhibits characteristic Craftsman Bungalow features: a low-pitched hipped roof with wide overhanging eaves creating deep shadow lines and a sheltering horizontal character, compact one-story form, and a simple rectangular footprint typical of catalog home designs that balanced aesthetic appeal with construction efficiency. The roof is covered with asphalt shingles appropriate to the period, though likely replacing original roofing materials. The symmetrical or near-symmetrical facade composition reflects standardized catalog home planning. The building's proportions, efficient rectangular layout, and straightforward detailing are consistent with pre-designed plans available through mail-order companies such as Sears Modern Homes, Aladdin, Gordon-Van Tine, and others that democratized quality residential design in the 1920s.

The most significant material feature is the brick veneer covering the entire exterior—a dark brown or chocolate brick laid in running bond that reinforces the Craftsman style's horizontal emphasis. The brick veneer represents substantial material investment beyond frame construction and remains in good condition despite the building's age. Windows have been replaced with horizontal sliding aluminum units that represent a significant departure from the original double-hung wood windows specified in catalog home designs of this period, though openings appear to retain their original proportions and placement.

The building's setting within Huron Valley Cemetery grounds provides unique context, combining residential and institutional functions that distinguish it from purely residential structures and connect it to the cemetery's operational history. Mature evergreen foundation plantings frame the building and demonstrate long-term occupancy and care, while the cemetery's open space creates a park-like environment distinct from typical residential neighborhood contexts.

Character-defining features include the hipped roof with wide overhanging eaves, brick veneer exterior, compact one-story Craftsman Bungalow form, rectangular planning consistent with catalog home design, mature foundation plantings, and the specialized cemetery setting reflecting the building's unique caretaker's cottage function.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry J. and Anna C. Bunte, and George W. and Ellen M. Bunte, conveyed Lot 52 [of the Supervisor's Brownstown Plat. No. 1] to Charles and Anna (nee Bunte) Krutz by Warranty Deed for the sum of \$4,000 on October 1, 1924, recorded October 13, 1924.<sup>1</sup>

In 1930, Charlie & Anna (nee Bunte) Krutz were living at 27009 Inkster Road, and Charlie was employed as the Sexton of the Huron Valley Cemetery.<sup>2</sup> In 1940, Charles & Anna Krutz were living at 27009 Inkster Road and Charles was employed as the caretaker for the Huron Valley Cemetery.<sup>3</sup> The Huron Valley Cemetery was started by Henry Bunte and Anna Krutz was Henry's sister; Anna Krutz died in 1943 and is buried in Waltz.<sup>4</sup> Charles continued to look after the Huron Valley Cemetery until his death in October 1965; ironically, Charles is buried in Michigan Memorial Cemetery.<sup>5</sup>

A Probate File for the Estate of Charles Krutz, also known as Charles H. Krutz, deceased, was filed April 1, 1966. The Inventory was filed May 10, 1966, referencing Lot 22.<sup>6</sup>

The Death Certificate of Anna Kurtz, married, was filed, noting the decedent died February 28, 1943. A certified copy of the Death Certificate recites Lot 22. She was the wife of Charles Krutz. The certificate was recorded May 4, 1962, and filed May 9, 1962.<sup>7</sup>

Ambrose Kovacek and Mary, his wife, conveyed Lot 12 to Donald Gene Sword and Jane Kay, his wife, by Land Contract for \$1,000 on March 18, 1968, recorded April 4, 1968.<sup>8</sup>

Hazel B. Cunliffe and Anna C. Bunte took out a mortgage from The Newport State Bank in the amount of \$4,000 on January 15, 1968, recorded July 22, 1968, on Lot 22.<sup>9</sup>

Anna C. Bunte and Hazel B. Cunliffe, an unmarried woman, conveyed Lot 22 to Hazel L. Cunliffe by Quit Claim Deed on March 10, 1972, recorded October 28, 1980.<sup>10</sup>

Security Bank Monroe Company took out a mortgage in the amount of \$9,256 on October 31, 1980, recorded November 10, 1980, on Lot 22.<sup>11</sup>

This building continues to operate as the office for the Huron Valley Cemetery.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1924 property is recommended as Contributing to the Flat Rock Historical District with potential for Individual Eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture. The property represents significant mid-1920s construction during the early Ford Village Industries period, demonstrates probable catalog home design, and serves the specialized function of cemetery caretaker's cottage connecting it to Huron Valley Cemetery's operational history. Criteria Consideration D (Cemeteries) applies; however, the building derives significance from its architectural merit, its association with mid-1920s community development, and its role in cemetery operations rather than solely from its cemetery location.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 250 (stamped), enumeration district (ED) 82-882, sheet 11A, dwelling 226, family 227, for Charles & Anna Krutz; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-ZG?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-81>; accessed 27 July 2025), FHL# 004951268 Image 505 of 1148; United States. National Archives and Records Administration.

<sup>3</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17B, dwelling 333, for Charles & Anna Krutz; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VWCW?view=explore&action=view&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>; accessed 27 July 2025), FHL# 005461710 Image 38 of 1034; United States. National Archives and Records Administration.

<sup>4</sup> "Michigan, U.S. Death Records, 1867-1952," entry for Anna Krutz, died 28 Feb 1943, state file no. 982 6027; **imaged** Ancestry.com (<https://www.ancestry.com/search/collections/60872/records/182646>; accessed 5 Oct 2025).

<sup>5</sup> "Find a Grave Index", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6B5H-XWGD>; Wed Apr 02 14:19:26 UTC 2025), Entry for Charles H. Krutz; **ALSO**, "United States, Social Security Death Index," database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JKZT-YJQ>; 9 January 2021), Charles Krutz, died Oct 1965; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service).

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **73** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

Built in 1924, this caretaker's cottage represents residential construction during the crucial mid-1920s period when Ford's Village Industries program was gaining momentum. The building's function as a cemetery caretaker's cottage represents important community infrastructure—cemeteries required permanent on-site caretaking to maintain grounds, coordinate burials, and provide security, and the construction of a dedicated residence demonstrates Huron Valley Cemetery's commitment to professional management. The probable catalog home origin connects this property to significant 1920s housing delivery systems that transformed American residential construction. Companies like Sears, Roebuck and Company revolutionized housing by offering pre-designed plans and pre-cut materials delivered by railroad, and the use of catalog home design for a caretaker's cottage demonstrates the versatility and widespread acceptance of this system for both private and institutional purposes.

The property represents a distinctive example of Craftsman Bungalow architecture with characteristics consistent with catalog home design. The hipped roof with wide overhanging eaves is the defining architectural feature, creating the characteristic sheltering horizontal emphasis that identifies the Craftsman style. The brick veneer exterior demonstrates quality materials beyond typical frame construction, indicating investment in permanent, durable construction appropriate for an institutional building serving long-term cemetery operations. The simple rectangular planning, compact form, and straightforward detailing reflect the efficiency that characterized catalog home designs, while the use of brick veneer demonstrates how catalog homes could be adapted and upgraded to meet specific institutional durability requirements.

The property retains integrity in all seven aspects, with materials being only partially compromised through aluminum window replacement. The building remains on its original site at Huron Valley Cemetery, maintaining its specialized institutional context. The Craftsman Bungalow form with hipped roof and wide overhanging eaves remains completely intact, and the compact one-story massing and simple rectangular planning continue to express the original 1924 design intent. The cemetery landscape with mature trees and open space preserves the relationship between caretaker's cottage and cemetery operations. The brick veneer—the primary character-defining material—remains completely intact and in good condition, and the hipped roof retains its form and proportions; windows have been replaced with aluminum sliding units, but the most significant architectural materials remain unchanged. Brick veneer construction and the hipped roof form demonstrate quality 1924 craftsmanship characteristic of catalog home and institutional building practices. Despite window replacement, the property continues to evoke 1920s Craftsman Bungalow character, and continued use as a caretaker's residence preserves the property's historical function and its association with mid-1920s community development during the early Village Industries period.

The complete retention of the hipped roof form and brick veneer, combined with the preserved Craftsman Bungalow massing and specialized cemetery setting, substantially outweighs the window replacement. The building's form, primary materials, and setting remain sufficient to convey its architectural character and historical associations, meeting National Register standards for both district contribution and potential individual eligibility under Criteria A and C with Criteria Consideration D applied.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for INDIVIDUAL ELIGIBILITY. Built in 1924 during the early Village Industries period, the property exhibits probable catalog home design connecting it to significant 1920s housing delivery systems. The hipped roof with wide overhanging eaves and brick veneer demonstrate quality Craftsman design, while the specialized caretaker's cottage function provides unique historical associations with community investment in funerary services. Despite aluminum window replacement compromising material integrity, the hipped roof and brick veneer—the most significant features—remain completely intact and substantially offset this alteration. The property represents a distinctive example of 1920s Craftsman Bungalow architecture serving a specialized cemetery function, with sufficient integrity to convey both architectural and historical significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0022\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                         |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26860 James Avenue                                      |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                               |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                            |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58 092 02 0087 304 Lots 87 & 88 Huron River Subdivision |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1027975                                         |                                       | Long: -83.2982873                     |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>             | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1900                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped Pyramid                                                      |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Stone/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Sliding                                                     |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 26860 James                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Thomas & Kathryn Kaschuk                                                                                                                                                                            |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Historic Builder:                                                                | Vreeland/ Campbell Family                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26860 James Avenue in Flat Rock, MI is a single-story vernacular house constructed in 1900 that represents early residential architecture from Flat Rock's transition between the early and late periods of significance. The dwelling demonstrates the modest building traditions that characterized rural residential construction at the turn of the 20th century, bridging Michael Vreeland's agricultural community with the later industrial development under Henry Ford's influence.

The structure presents a compact L-shaped configuration reflecting the organic growth patterns typical of vernacular construction, with the plan likely resulting from either original design or early additions that expanded living space according to family needs. Multiple intersecting gabled roof sections covered with asphalt shingles create a complex geometric composition, with each section maintaining the moderate pitch typical of the period. Multiple chimneys rise from different roof sections, indicating separate heating zones characteristic of rural housing during the early period.

The exterior walls are clad in horizontal wood clapboard siding painted white, maintaining consistent reveal dimensions typical of turn-of-the-century construction. Trim elements around windows, doors, and roof edges are painted to match, creating a unified monochromatic scheme that emphasizes the building's straightforward geometric composition. The fenestration pattern reflects the informal, functional approach to window placement characteristic of vernacular design—double-hung sash units with white-painted frames are positioned to serve interior functional requirements rather than create formal symmetry, with varied sizes and placements across building sections reflecting organic development of the structure.

Multiple entrance points serve the L-shaped configuration, featuring simple door configurations with basic trim elements and small porches or stoops providing weather protection. The property demonstrates rural site planning with generous lawn areas and mature tree coverage reflecting the agricultural landscape context, with informal landscaping emphasizing integration with the rural environment rather than formal suburban planning.

As a structure built in 1900, this house represents the residential building stock that existed during the transition between Vreeland's agricultural community and Ford's industrial development. Its simple construction methods, traditional materials, and informal planning reflect rural residential standards of the agricultural period, while continued use throughout the late period demonstrates the architectural diversity that served the community's workforce during industrial transformation.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

### Notes:

1) Lot 87 was divided into three parcels: (1) **the northwesterly 50 feet**, (2) the southeasterly 60 feet of the northwesterly 110 feet, and (3) the remainder (Lot 87 except the northwesterly 110 feet). Each parcel carried a separate chain, including multiple tax sales for the remainder. The residence at 26860 James is located on **the northwesterly 50 feet of Lot 87 AND Lot 88.**

2) It is also important to note that Samuel L. Vreeland inherited much of the land in this subdivision from his father, James Reese Vreeland, who inherited it from his mother Nancy Vreeland, wife of Elias Vreeland, and daughter-in law to Michael Vreeland, founding father of Flat Rock. The house existed on the lot at the time the subdivision was platted, however, it is unclear which heir of Elias Vreeland actually built it.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lots 88** and 134 to Thomas Kaschuk by Warranty Deed on September 22, 1928. The State of Michigan conveyed **Lots 88** and 134 to Kathryn Kaschuk by Quit Claim Deed in the amount of \$87.50 on November 7, 1940, recorded January 23, 1941, according to Act #155 as to Public Acts of 1937.<sup>1</sup>

Kathryn Kaschuk conveyed **Lots 88** and 134 to Fannie Kaschuk by Quit Claim Deed, dated March 11, 1946, recorded March 13, 1946.<sup>2</sup>

John G. Kaschuk and Hope Kaschuk, his wife, conveyed **Lots 88 and the northerly 50 feet of Lot 87** and other lands to William W. Neubecker, Jr. and Neva Neubecker, his wife, by Warranty Deed on April 30, 1954, recorded May 10, 1954.<sup>3</sup>

William W. Neubecker, Jr. and Neva Neubecker, his wife, took out a mortgage from Trenton State Bank, a Michigan Banking Corporation, in the amount of \$2,100 on April 30, 1954, recorded May 10, 1954, **on the northerly 50 feet of Lot 87 and all of Lot 88** and other lands.<sup>4</sup>

William W. Neubecker, Jr. and Neva Neubecker, his wife, took out a mortgage from Wyandotte Savings Bank in the amount of \$4,312.32 on October 20, 1958, recorded October 22, 1958, on **Lots 88 and the northerly 50 feet of Lot 87** and other lands.<sup>5</sup>

William W. Neubecker, Jr. and Neva Neubecker, his wife, took out a mortgage from Trenton State Bank, a Michigan Banking Corporation, in the amount of \$6,000 on June 15, 1960, recorded June 29, 1960, on the **northerly 50 feet of Lot 87 and all of Lot 88** and other lands.<sup>6</sup>

William W. Neubecker, Jr. and Neva Neubecker, his wife, conveyed the **northerly 50 feet of Lot 87 and all of Lot 88** to Westgate Investment Company, a Michigan Corporation, by Warranty Deed on February 10, 1961, recorded July 14, 1961.<sup>7</sup>

Westgate Investment Company conveyed **Lots 88 and the northerly 50 feet of Lot 87** to Fred L. Kittle and Pauline Kittle, his wife, by Warranty Deed on December 7, 1967, recorded December 11, 1967.<sup>8</sup>

Fred L. Kittle and Pauline Kittle, his wife, took out a mortgage from Guaranty Federal Savings & Loan Association in the amount of \$10,500 on December 7, 1967, recorded December 11, 1967, on the **northerly 50 feet of Lot 87 and all of Lot 88.**<sup>9</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.



### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The property at 26860 James Avenue is recommended as a contributing resource to the Flat Rock Historic District under Criterion A for its representation of the residential continuity that bridged Flat Rock's early period (1834–1920s) and late period (1922–1972), demonstrating the architectural foundation that supported the community's transformation from Michael Vreeland's agricultural village into Henry Ford's suburban-industrial center.

This 1900 vernacular house represents a critical transitional element in Flat Rock's development. Constructed during the final phase of the early period, when Flat Rock remained primarily an agricultural community centered around Huron River industries established by Vreeland and his successors, the property demonstrates the existing residential foundation that would house workers during the community's subsequent industrial transformation. Ford's Village Industries philosophy specifically targeted rural communities with existing housing stock and established residents who could maintain community connections while transitioning to industrial employment. This house exemplifies the type of architecture that made Flat Rock attractive for that model, providing affordable housing for workers who would staff both the headlamp plant and the D.T.&I. railroad operations. The building's continued residential use throughout both periods demonstrates how existing housing stock supported the workforce that sustained Flat Rock's industrial operations from the initial 1922–1923 establishment through the construction of the Michigan Casting Center in 1972.

The property demonstrates good integrity across most of the seven aspects. The house retains its original location on James Avenue within the established residential area that predated and coexisted with industrial development, and the rural-suburban setting with generous lot size, mature landscaping, and relationship to similar-era housing authentically preserves the community planning patterns of both periods. The fundamental vernacular design characteristics remain intact—L-shaped configuration, single-story massing, multiple gabled roof sections, and informal facade composition—continuing to reflect the rural residential design principles of turn-of-the-century construction. Horizontal wood clapboard siding maintains authentic material character, with the white paint treatment and basic construction materials including window frames and trim appearing consistent with early 1900s building methods. Vernacular construction techniques, traditional framing, and the L-shaped configuration with multiple roof sections reflect the informal building traditions of rural residential development. The property effectively conveys the residential continuity that characterized Flat Rock's development across both periods, with vernacular design, traditional materials, and rural setting maintaining strong associative connections to the community's agricultural heritage while demonstrating the residential foundation that supported industrial transformation.

The property at 26860 James Avenue is recommended as CONTRIBUTING to the Flat Rock Historic District under Criterion A. Constructed in 1900, it uniquely spans both periods of significance, representing the residential foundation of the early period while serving the workforce throughout the late period. The property maintains good integrity across most required aspects, and its early construction date, continued residential use, and preservation of vernacular character demonstrate how Flat Rock's existing residential foundation enabled Ford's Village Industries to succeed.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58 092 02 0087 304; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26960 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0060_301 Lots 60 & 61 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103110                                              |                                       | Long: -83.299810                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1953                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/ projection                                            |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Permastone/<br>Aluminum Siding                                      |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1953-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 26960 James Ave.                                                                                                                                                                                    |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Billy & Rusia Puckett                                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | George Van Riper/Ambrose Kovacek (likely)                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1953 vernacular Ranch is a 1-story frame dwelling on James Ave. in Flat Rock, situated on a double lot that accommodates a large detached garage. The building represents postwar residential development during the mature phase of the community's growth as a suburban-industrial center. The property retains its essential Ranch form despite material alterations, contributing to the residential character of James Ave.

The house exhibits an elongated rectangular footprint with a side-gable roof clad in asphalt shingles in dark gray tones. A front-projecting gable centered on the facade shelters the main entrance porch, creating a prominent focal point. A louvered gable vent is set within the front gable peak. The porch connects to an elevated wood deck with baluster railing that extends along the right (east) side of the facade, supported on posts with lattice skirting enclosing the crawl space below. The deck is a later addition but reinforces the Ranch style's emphasis on outdoor living.

The front facade is clad in permastone veneer — a decorative masonry product simulating coursed ashlar stonework — applied in horizontal bands of tan, brown, and gray tones across the full width of the primary elevation. This permastone treatment extends from the foundation through the wall surface, covering the concrete block foundation and the front porch piers. The side and rear elevations are clad in aluminum siding in a gray-brown tone, a replacement material obscuring the original wall surface.

The main entry is positioned beneath the front gable projection, consisting of a replacement door with oval glass insert in a maroon or burgundy color, accessed by concrete block steps. To the right of the porch, a large aluminum-frame picture window grouping with multiple lights provides expansive glazing to the main living area. Additional aluminum-frame double-hung replacement windows are present on the front and side elevations; the original fenestration was likely wood-sash.

A large detached two-car garage with a front-gable roof and aluminum siding in matching gray-brown tones is situated to the east of the dwelling, accessed by a wide concrete driveway. The garage is substantially larger than typical single-car garages of the period, reflecting the double-lot configuration. Rock and gravel landscaping borders the driveway. The front yard features a large mature deciduous tree with substantial trunk, established shrubs including a large evergreen, and perennial plantings with fieldstone edging. A wood privacy fence encloses portions of the rear and side yards. Mature trees throughout the double lot create a well-established residential setting.

Character-defining features include the 1-story side-gable Ranch form, front-projecting gable over entrance porch, permastone veneer on front facade simulating coursed ashlar, large picture window grouping, concrete block entrance steps, double-lot configuration, large detached garage, and mature landscape setting.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. It was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

### **Lot 60**

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed **Lot 60** and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entirety, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.<sup>1</sup>

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 60** and other lands to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on September 21, 1953, **recorded** September 6, 1961.<sup>2</sup>

Ambrose Kovacek and Mary Kovacek, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, a Michigan Corporation, in the amount of \$4,130 on August 25, 1961, recorded September 6, 1961, on **Lot 60** and other lands.<sup>3</sup>

Ambrose Kovacek and Mary Kovacek, his wife, conveyed **Lot 60** and other lands to Billy R. Puckett and Rusia R. Puckett, his wife, by Warranty Deed for \$14,000 on May 22, 1972, recorded June 21, 1972.<sup>4</sup>

### **Lot 61**

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed **Lot 61** and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entirety, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.<sup>5</sup>

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 61** and other lands to Ambrose Kovacek and Mary Kovacek, his wife, by Warranty Deed on September 21, 1953, **recorded** September 6, 1961.

Ambrose Kovacek and Mary Kovacek, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, a Michigan Corporation, in the amount of \$4,130 on August 25, 1961, recorded September 6, 1961, on **Lot 61** and other lands.<sup>6</sup>

Ambrose Kovacek and Mary Kovacek, his wife, conveyed **Lot 61** and other lands to Billy R. Puckett and Rusia R. Puckett, his wife, by Warranty Deed for \$14,000 on May 22, 1972, recorded June 21, 1972.<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents postwar residential infill during the mature phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

**Criterion A - Community Planning and Development:** Constructed c. 1953 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this Ranch house represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The property illustrates affordable housing that enabled veterans and young families to achieve homeownership near industrial employment. The double-lot configuration and large garage reflect the generous suburban development patterns that characterized Flat Rock's residential growth during this period.

The vernacular Ranch with permastone-clad front facade represents the popular housing forms of the early 1950s. The permastone veneer — simulating coursed ashlar stonework — represents a period decorative

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

application achieving a masonry appearance at lower cost than full stone construction, a treatment seen on several properties within the district.

**Integrity Assessment:** The property retains integrity of location on its original double-lot site. Design integrity is maintained through preservation of the side-gable Ranch form, front-projecting porch gable, permastone-clad front facade, picture window grouping, and spatial relationship to the detached garage. The permastone veneer, while a later application, has itself achieved significance as a mid-century decorative treatment within the period of significance. The deck addition, while altering the original appearance, reinforces the Ranch style's emphasis on outdoor living. Materials integrity has been diminished through aluminum siding on secondary elevations, replacement windows, and a replacement entry door, though these alterations are reversible and the structural fabric remains intact. Setting is preserved through relationship to neighboring residences and the James Ave. streetscape, enhanced by the double-lot configuration and mature landscape. Feeling and association remain strong, as the property conveys its character as a modest postwar working-class residence.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1953 construction date places this property within the mature phase of Flat Rock's development. The side-gable Ranch with front-projecting porch gable and permastone-clad front facade exemplifies postwar housing within the district. The double-lot configuration, large detached garage, and mature landscape setting demonstrate the suburban development patterns of the period. While aluminum siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0060\_301; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26980 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0062_000 Lots 62 & 63 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103240                                              | Long: -83.300008                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Built into natural grade                                            |
| Window Materials        | Replacement                                                         |
| Window Type             | Casement/Single Hung                                                |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | None                                                                |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                          |                                                                                                                   |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/>     | Criterion D <input type="checkbox"/>                                                                              |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                          |                                                                                                                   |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:                  | Flat Rock Historical District                                                                                     |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                          |                                                                                                                   |
| Area(s) of Significance                                                          | n/a                                                                                                                                                                                                 |                                                                    |                                          |                                                                                                                   |
| Period(s) of Significance                                                        | n/a                                                                                                                                                                                                 |                                                                    |                                          |                                                                                                                   |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                          |                                                                                                                   |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/>     | Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>                        | Heavily Altered <input type="checkbox"/> | Moved <input type="checkbox"/> Date(s):                                                                           |
| Current/Common Name                                                              | 26980 James Ave                                                                                                                                                                                     |                                                                    |                                          |                                                                                                                   |
| Historic/Original Owner                                                          | Fred G. Rosentreter                                                                                                                                                                                 |                                                                    |                                          |                                                                                                                   |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                          |                                                                                                                   |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                          |                                                                                                                   |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                          |                                                                                                                   |
| Builder/Contractor                                                               | Fred G. Rosentreter                                                                                                                                                                                 |                                                                    |                                          |                                                                                                                   |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26980 James Avenue is a Ranch house constructed in 1951, representing early post-war suburban residential development during Flat Rock's late period of significance, though with significant alterations affecting its original character.

The structure presents a single-story rectangular footprint with horizontal emphasis characteristic of Ranch design. A hip roof clad in light-colored shingles creates the low pitch and broad overhanging eaves typical of the style. The exterior walls are clad in horizontal replacement siding painted dark blue or navy, with white trim providing contrast. The fenestration includes sliding or single-hung windows with white frames and a prominent picture window grouping providing light to the main living areas.

The building has been elevated substantially above grade, fundamentally altering the Ranch concept of integration with natural topography. An extensive wheelchair accessibility ramp system with white metal construction and safety railings extends across much of the front yard to reach the elevated entrance. While functionally necessary, this modification represents a major departure from the Ranch style's characteristic minimal grade transition and direct ground-level access.

The combination of building elevation, accessibility ramp installation, and material replacements represents cumulative alterations that substantially change the original 1951 Ranch character. The property occupies a generous lot with maintained lawn areas reflecting 1950s suburban development patterns.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The house at 26980 James Ave was built by Fred G. Rosentreter, this is the second house he built, the first being next door.<sup>1</sup> In 1961, Fred G. Rosentreter was living at 26980 James.<sup>2</sup> In 1971, Fred G. Rosentreter was living at 26980 James Ave.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1951 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to severely compromised integrity resulting from cumulative alterations.

**Historical Context:** Built in 1951, this Ranch house would represent early post-war suburban expansion during Ford's Village Industries period, when the community's industrial success was driving continued housing demand. Ranch houses of this type originally provided modern, efficient housing for skilled workers employed by Ford's Village Industries and related industrial enterprises.

**Integrity Assessment:** The property retains integrity of location on its original James Avenue site. However, cumulative alterations have severely compromised the remaining six aspects. An extensive accessibility ramp system and elevated foundation treatment fundamentally contradict Ranch house design philosophy, which emphasized horizontal integration with the landscape through minimal foundation exposure and grade-level access. The elevated configuration creates a building-to-landscape relationship antithetical to the original design intent. Material integrity is poor — original exterior siding has been replaced and the metal accessibility infrastructure introduces contemporary materials not part of the 1951 construction. Original workmanship remains evident only in basic proportions and roof configuration. Feeling and association are significantly diminished, as the alterations create a contemporary appearance that obscures rather than communicates the property's historical associations.

<sup>1</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

<sup>2</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for James Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

While the accessibility modifications serve important functional requirements, their cumulative impact — combined with material replacements — prevents the building from authentically representing the Ranch house architecture and suburban development patterns that characterized Flat Rock's early 1950s residential growth.

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.** The building retains basic Ranch massing and its original location, but the cumulative impact of accessibility modifications, building elevation, and material replacements eliminates its ability to convey its significance as part of the district's post-war residential development.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

unknown

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location



|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26990 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0063_002 Lots 63 & 64 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103520                                              | Long: -83.300360                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1-Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Replacement                                                         |
| Window Type             | Double Hung/Picture                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 garage (detached)                                                 |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1951-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26990 James Ave                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Fred G. Rosentreter                                                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Fred G. Rosentreter                                                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26990 James Avenue is a single-story Ranch house constructed in 1951, representing early postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a compact rectangular footprint with the low-profile, horizontal emphasis characteristic of Ranch design. A simple gabled roof clad in gray asphalt shingles creates moderate overhanging eaves. A brick chimney rises from the roof surface.

The exterior walls display a two-tone material treatment. The lower portions and accent areas are clad in warm-toned brick veneer laid in common bond, while upper wall surfaces are finished with horizontal wood siding painted white. This brick-and-wood combination reflects the construction standards of early 1950s Ranch development, balancing quality appearance with economy.

The front facade fenestration includes sliding or double-hung windows maintaining proportions appropriate to the construction period and a prominent picture window providing light to the main living areas. A front porch extends across a portion of the facade, featuring a wooden deck platform with contemporary railings and an overhead pergola providing partial shelter. The main entrance is positioned within this porch area.

The building's modest scale, quality materials, and functional planning represent the suburban residential standards that characterized Flat Rock's postwar growth.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

In 1953, Fred G. Rosentreter resided at 26990 James.<sup>1</sup> Fred G. Rosentreter was a survivor of Pearl Harbor. On December 21, 1956, Roger Lee Rosentreter or Fred Rosentreter purchased a series "E" U.S. Defense Bond; the bond registry shows their address to be 26990 James Ave. Flat Rock, Michigan.<sup>2</sup> In 1961, Elmer C. Brehmer was living at 26990 James.<sup>3</sup>

The house at 26990 James Ave was built by Fred G. Rosentreter, however, he felt it was too cold in the winter so he built another house (26980 Ford) next to it and sold this one.<sup>4</sup>

This home is currently owned by Gary and Charisse Bickness and is occupied by Rachel Younglove and her three children, Draven, Julius and Alana Ray. Rachel grew up around the corner on W Huron River Drive with her parents, Guy and Marcia Younglove, next door to her grandparents, George and Gertrude Younglove.<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** Built in 1951 during the postwar building boom, this Ranch house represents early postwar suburban expansion demonstrating the continued success of Ford's Village Industries model. By the early 1950s, Flat Rock had evolved from Ford's experimental industrial village into a stable suburban-industrial center, and Ranch houses like this provided modern, efficient housing for skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related

<sup>1</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>2</sup> "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond (\$25.00) by Roger Lee Rosentreter on December 21, 1956; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

<sup>5</sup> Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

enterprises. The combination of brick and wood siding reflects the quality construction standards that the community's industrial prosperity enabled.

**Integrity Assessment:** Location is intact on the original James Avenue site. Design integrity is good, with fundamental Ranch characteristics preserved — single-story massing, horizontal emphasis, gabled roof, and rectangular footprint. A front porch addition, while not original, maintains general compatibility with Ranch design. Materials integrity is good, with warm-toned brick veneer and white wood siding preserving the authentic two-tone treatment typical of quality 1950s Ranch construction. Workmanship is evident in the brick masonry and material combinations. Setting remains intact with generous lot, mature landscaping including a large specimen tree, and relationship to similar-era housing along James Avenue. Feeling and association are strong, with the property effectively conveying early postwar suburban character.

**Recommendation: CONTRIBUTING**

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1951 construction date places it within the postwar expansion phase. Good integrity across most aspects — particularly in design, materials, setting, and association — allows the property to convey its significance as representative Ranch house architecture from Flat Rock's suburban growth period.

**References**

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0063\_002; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27000 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0065_300 Lots 65 & 66 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103600                                              |                                       | Long: -83.300520                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



**Architectural Information**

|                         |                                         |                             |
|-------------------------|-----------------------------------------|-----------------------------|
| Construction Date       | 1951                                    |                             |
| Architectural Style     | Ranch                                   |                             |
| Building Form           | 1 Story Rectilinear                     |                             |
| Roof Form               | Side Gable w/ projection                |                             |
| Roof Materials          | Asphalt Shingles                        |                             |
| Exterior Wall Materials | Brick Veneer                            |                             |
| Foundation Materials    | Brick/Concrete                          |                             |
| Window Materials        | Aluminum                                |                             |
| Window Type             | Picture/Double Hung                     |                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                |                             |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1951-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27000 James                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Donald & Ruby Ritchie                                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single-Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single-Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27000 James Avenue is a single-story Ranch house constructed in 1951, representing early postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a linear rectangular footprint with the low-profile horizontal emphasis characteristic of Ranch design. A front-facing gable roof clad in dark asphalt shingles maintains the low pitch typical of the style. A brick chimney rises from the roof surface.

The exterior walls are clad entirely in warm-toned brick veneer laid in common bond, exhibiting rich, consistent coloration ranging from warm browns to subtle reddish tones. White-painted trim around windows, doors, and roof edges provides crisp contrast against the masonry.

The front facade fenestration includes sliding or double-hung windows with white frames and a prominent picture window dominating the right portion of the elevation. The main entrance is positioned slightly off-center, accessed directly from grade level via a simple concrete stoop — characteristic of authentic Ranch planning. A roof overhang provides weather protection at the entry.

A substantial concrete driveway extends from James Avenue. The front yard features well-maintained lawn and mature trees. A detached garage is situated to the rear.

The uniform brick construction, consistent trim treatment, authentic grade-level relationship, and intact proportions preserve the character-defining features of this early 1950s Ranch house.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of her deceased husband Sam L. Vreeland, conveyed Lots 65 and 66 to Donald C. Ritchie and Ruby E. Ritchie by Warranty Deed, dated April 11, 1947, recorded February 26, 1948.<sup>1</sup>

Ruby Elizabeth Ritchie, Plaintiff, filed a Wayne County Action against Donald Clifford Ritchie, Defendant, on June 28, 1973, regarding Lots 65 and 66.<sup>2</sup> The filing was a Complaint for Divorce.

Donald C. Ritchie and Ruby E. Ritchie, his wife, conveyed Lots 65 and 66 to Bradley J. Booth, a single man, by Land Contract in the amount of \$37,000 on January 8, 1985, recorded January 16, 1985.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1951 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** Built in 1951 during the early postwar suburban expansion, this brick Ranch house demonstrates the continued success of Ford's Village Industries model. By the early 1950s, Flat Rock had evolved from Ford's experimental industrial village into a stable suburban-industrial center, and quality housing like this served skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The uniform brick construction reflects the prosperity and building standards the community's industrial foundation enabled.

**Integrity Assessment:** The property retains excellent integrity across all seven aspects. Location is intact on the original James Avenue site within the established residential neighborhood. Design integrity is outstanding — single-story massing, front-facing gable, horizontal emphasis, picture window, and authentic grade-level relationship remain as originally constructed. Materials integrity is excellent, with original warm-toned brick veneer, white-painted trim, and fenestration consistent with the 1951 construction period. Workmanship is evident in the quality brick masonry, precise proportional relationships, and detailed trim work. Setting is

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

preserved through generous lot, concrete driveway, mature trees, and relationship to similar-era housing. Feeling and association are strong, with the property conveying early postwar suburban character through its authentic design, premium materials, and maintained suburban setting.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1951 construction date, uniform brick construction, intact Ranch design, and excellent integrity across all seven aspects make it an outstanding representative of early postwar residential development within the district.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0065\_300; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27022 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0066_302 Lots 66 & 67 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103780                                              | Long: -83.300820                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1940-1975 (Late period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows                                         | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27022 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Lee & Mary Thorn                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residential                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residential                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27022 James Avenue is a single-story vernacular house constructed in 1940, representing residential development during the transitional period between Flat Rock's early and late periods of significance.

The structure presents a compact rectangular footprint with a front-facing gable roof clad in brown asphalt shingles at moderate pitch. A brick chimney rises from the roof surface. The exterior walls are clad entirely in warm-toned brick veneer laid in common bond, exhibiting the rich coloration typical of early 1940s masonry and representing a significant investment in permanent housing for the period.

A full-width front porch spans the facade beneath a shed roof supported by white-painted posts. The porch features a wooden deck platform with white painted railings, accessed by a substantial staircase. White and green striped awnings provide additional weather protection. The building is elevated above grade, likely reflecting site drainage requirements or period construction practices.

The fenestration consists of double-hung sash windows maintaining proportions typical of 1940 residential construction, with additional windows sheltered within the porch area providing light to main living spaces.

The property has maintained lawn areas and foundation plantings. Built on the eve of Ford's Village Industries expansion, this brick vernacular house represents the existing residential foundation that would support workers during the community's subsequent industrial transformation.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed Lot 67 to William Edward Clegg by Warranty Deed on September 13, 1940, recorded June 5, 1942.

William Edward Clegg took out a mortgage from Down River Federal Savings & Loan Association in the amount of \$2,359 on June 5, 1942, recorded June 6, 1942, on **Lot 67**.<sup>1</sup>

William Edward Clegg conveyed **Lot 67** to Hazel G. Wagar by Warranty Deed on February 25, 1943, recorded March 3, 1943. Hazel G. Wagar conveyed **Lot 67** to Lee Thorn, a single man, by Warranty Deed on July 20, 1944, recorded August 14, 1944.<sup>2</sup>

Lee Thorn, a married man, conveyed **Lot 67** to Edna M. Schulte, a single woman, by Warranty Deed on February 28, 1953, recorded March 14, 1953.<sup>3</sup>

Edna M. Schulte, a single woman, conveyed **Lot 67** to Lee Thorn and Mary Thorn, his wife, by Quit Claim Deed on February 28, 1953, recorded March 14, 1953.<sup>4</sup>

Lee Thorn, also known as Lee D. Thorn, widower, conveyed **Lot 67** to Raymond Thorn and Betty Thorn, his wife, by Warranty Deed on June 19, 1967, recorded July 7, 1967.<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** Constructed in 1940, this vernacular house represents a transitional element bridging Flat Rock's early period (1834–1920s) and late period (1920–1975). The property

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

demonstrates the existing residential infrastructure that made Flat Rock attractive for Ford's Village Industries model, which specifically targeted communities with established housing stock and residents who could transition from agricultural to industrial employment. The dwelling provided immediate housing for workers staffing both the headlamp plant and the Detroit, Toledo and Ironston railroad, and its continued residential use throughout both periods demonstrates the durability of the housing stock that formed the foundation for the community's industrial transformation.

**Integrity Assessment:** Location is intact on the original James Avenue site within the established residential area that predated and supported Flat Rock's industrial development. Design integrity is good, with the front-facing gable roof, single-story massing, rectangular footprint, and straightforward facade composition preserved. The front porch, while potentially not original, maintains compatibility with 1940s vernacular design. Materials integrity is very good — warm-toned brick veneer preserves authentic character and demonstrates the substantial investment in permanent housing typical of the period. Workmanship is evident in the quality brick masonry and functional planning. Setting is preserved through generous lot size and maintained residential context. Feeling and association remain strong, with the property conveying residential continuity across the transition between the district's two periods of significance.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1940 construction date uniquely places it at the transition between the district's two periods of significance. Substantial brick construction, good integrity across most aspects, and continued residential use make it valuable for demonstrating how Flat Rock's existing residential assets supported the community's evolution from agricultural village to suburban-industrial center.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0066\_302; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27030 James Avenue                                     |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                                    | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0068_000 Lots 68 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103920                                         | Long: -83.300800                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Pyramidal Hip                                                       |
| Roof Materials          | Ashphalt Shingles                                                   |
| Exterior Wall Materials | Aluminum Sided                                                      |
| Foundation Materials    | Poured Concrete                                                     |
| Window Materials        | Original Aluminum                                                   |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1941-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows/Siding                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27330 James Ave                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Howard & Dorothy Reed                                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27030 James Avenue is a single-story vernacular house constructed in 1941, representing modest residential development during the transitional period between Flat Rock's early and late periods of significance. It is possible this building originated as a garage for the larger house next door.

The structure presents a compact rectangular footprint with a simple hip roof clad in gray asphalt shingles at low pitch. A substantial brick chimney rises from the roof surface. The exterior walls are clad in white aluminum siding with consistent reveal dimensions and coordinating trim.

The front facade features double-hung sash windows maintaining proportions typical of 1941 construction, including a prominent multi-pane window with decorative glazing patterns providing visual interest on the otherwise simple facade. The main entrance features a distinctive turquoise or mint-green painted door contrasting against the white siding, with a small concrete stoop and modest awning for weather protection.

The property has gravel surfaces for vehicular access and simple lawn areas with minimal landscaping. Evidence of active maintenance and construction materials suggests ongoing residential investment.

Built in 1941 on the eve of Ford's Village Industries expansion, this modest vernacular house represents the existing residential foundation that would support the workforce during the community's industrial transformation.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

In 1950, Howard & Dorothy Reed and daughter resided at 27030 James; and Howard worked in the steel division for an automotive manufacturing plant.<sup>1</sup> In 1961, Fred Mentel was living at 27030 James.<sup>2</sup> In 1971, R. W. Coniskey was living at 27030 James Ave.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1941 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** Constructed in 1941, this vernacular house represents the existing residential infrastructure that made Flat Rock attractive for Ford's Village Industries model. Ford's approach specifically required communities with established housing stock and residents who could transition from agricultural to industrial employment. Built on the eve of the Village Industries expansion, this property exemplifies the affordable, functional housing that provided immediate shelter for the workforce staffing both the headlamp plant and the Detroit, Toledo and Ironton railroad operations, enabling industrial success without requiring extensive preliminary housing construction.

**Integrity Assessment:** Location is intact on the original James Avenue site within the established residential area that predated and supported industrial development. Design integrity is good, with the simple hip roof, single-story massing, rectangular footprint, and straightforward facade composition preserved. Materials integrity is good, with aluminum siding maintaining character typical of modest 1941 construction. Workmanship is evident in sound vernacular framing and functional building methods. Setting remains recognizable as a working-class residential context, though showing evidence of ongoing maintenance. Feeling and association are effective, with the modest design and practical materials conveying the pre-industrial residential character that supported the community's transformation.

<sup>1</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 2, dwelling 13, for Howard & Dorothy Reed and daughter; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R39?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 3 of 15; United States. National Archives and Records Administration.

<sup>2</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for James Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1941 construction date places it at the transition between the district's two periods of significance, representing the existing residential foundation that enabled Ford's Village Industries success. Good integrity across most aspects allows the property to convey its significance as pre-industrial working-class housing.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0068\_000; citing records held by the City of Flat Rock.

Plat map of **Huron River Subdivision** of a part of sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 15 June **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>: accessed 17 June 2025) Search Plat Records > record number "PLATS-27878" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27046 James Avenue                                     |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                                    | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0069_302 Lots 69 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104120                                         | Long: -83.301170                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1949                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side gable w/projection                                             |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Casement                                                            |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1941-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27046 James                                                                                                                                                                                         |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Howard C. & Dorothy Reed                                                                                                                                                                            |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

27046 James Avenue is a single-story Ranch house constructed in 1949 on an extended rectangular footprint with characteristic horizontal emphasis and low-pitched intersecting gable roof. The roof features brown asphalt shingles with both front-facing and side-facing gable elements, and a louvered vent in the front gable.

Exterior walls are clad in replacement horizontal vinyl siding in light gray or beige, preserving horizontal orientation though eliminating evidence of original materials. Dark red or burgundy trim defines windows and doors throughout. The front facade arranges windows to reinforce horizontality, with sliding or single-hung units in dark frames and a prominent picture window grouping on the right elevation providing expansive glazing to main living areas. Functional shutters in matching dark red accent the windows. The main entrance occupies the left portion of the facade at grade level, with the front door painted in coordinating dark red, accessed by a simple concrete walkway.

The property demonstrates suburban site planning with maintained lawn, decorative landscape lighting along the foundation, and mature tree coverage providing seasonal shade and reflecting landscape development since 1949. The generous lot reflects suburban development standards of the late 1940s.

While vinyl siding replacement affects material authenticity, preserved massing, fenestration patterns, roof form, and horizontal emphasis maintain the essential Ranch house character representing residential development during Flat Rock's late period of significance, when this housing type served the established industrial workforce following Ford's Village Industries.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

**Note:** Lots 69 and 70 were subject to a triangular exception at their northeast corner.<sup>1</sup>

Grace Y. Vreeland conveyed Lots **69** and 70 to Sylvester Niner and May Lou Niner, his wife, as an estate by the entireties, by Warranty Deed, dated July 12, 1948, recorded August 10, 1948.<sup>2</sup>

Sylvester Niner and May Lou Niner, his wife, conveyed Lots **69** and 70 (except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot) and other lands to Howard C. Reed and Dorothy Reed, his wife, by Warranty Deed on April 28, 1951, recorded May 1, 1951.<sup>3</sup>

Howard C. Reed and Dorothy Reed, his wife, took out a mortgage from Fred Van Buren and Anna L. Van Buren in the amount of \$4,500 on April 28, 1951, recorded May 1, 1951, on all of Lots 68, **69**, and 70, except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot, and other lands.<sup>4</sup>

Howard C. Reed and Dorothy Reed, his wife, conveyed Lots **69** and 70 (except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot) to Terry W. Hanning and April Hunt, as joint tenants with right of survivorship and not as tenants in common, by Land Contract in the amount of \$4,000 on May 15, 1980, recorded May 19, 1980.<sup>5</sup>

Howard C. Reed, a single man, survivor of himself and Dorothy M. Reed (whose Death Certificate was attached), conveyed all of Lots **69** and 70 (except the northeasterly triangular part thereof measuring 54.52 feet on the northerly line and 18.35 feet on the easterly line of said lot) to Howard C. Reed, a single man, and Judith K. Lezotte, a single woman, as joint tenants with full rights of survivorship, by Quit Claim Deed on December 22, 1982, recorded February 1, 1983.<sup>6</sup>

The Death Certificate of Dorothy M. Reed was recorded February 1, 1983, pertaining to all of Lots **69** and 70 (except the northeasterly triangular part). The death certificate recited that the decedent expired on December 10, 1982.<sup>7</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The property at 27046 James Avenue is recommended as a contributing resource to the Flat Rock Historic District under Criterion A for its representation of early post-war residential development during the late period of significance (1922–1975), with considerations regarding material alterations.

This 1949 Ranch house reflects the post-war suburban expansion demonstrating continued success of Ford's Village Industries model. The dwelling represents housing developed for Flat Rock's established industrial workforce—employees of Ford's Village Industries Headlamp Plant, the Detroit, Toledo and Ironton railroad, and related enterprises—when the community had evolved from Ford's experimental industrial village into a stable suburban-industrial center. The Ranch house type provided modern, efficient housing consistent with the suburban ideals that Ford's integration of industrial employment and quality residential living had established.

The property demonstrates mixed integrity. It retains its original James Avenue location within the established residential neighborhood, and the suburban setting preserves post-war community planning patterns through generous lot size, mature landscaping, and relationship to similar-era housing. Design integrity remains good in fundamental Ranch house characteristics: single-story massing, horizontal emphasis, intersecting gabled roof, linear footprint, and fenestration pattern including the prominent picture window grouping. Material integrity presents the most significant concern, as vinyl siding replacement eliminates evidence of original construction techniques and materials, though the replacement maintains horizontal orientation and general Ranch house visual character. Original workmanship remains evident in proportions, roof configuration, and overall planning despite the siding alteration. The property continues to convey post-war suburban feeling and association through its Ranch house form, maintained condition, and suburban context.

The property retains sufficient integrity in location, design, setting, feeling, and association to convey its significance as part of Flat Rock's early post-war suburban development despite reduced material authenticity. While the vinyl siding prevents it from serving as a primary example of 1940s construction techniques, it effectively represents the residential development patterns and architectural types that characterized the community's continued growth following Ford's initial 1922 industrial establishment.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0069\_302; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27050 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0069_303 Lots 69 & 70 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104120                                              | Long: -83.301170                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1999                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double HUNG                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 27050 James                                                                                                                                                                                         |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | John Kittle                                                                                                                                                                                         |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

27050 James Avenue is a single-story Ranch-inspired house constructed in 1999 on a complex rectangular plan with multiple building volumes maintaining horizontal emphasis. The roof consists of multiple intersecting gabled sections with architectural shingles at moderate pitches, with a semicircular window accent in the front gable. Exterior walls combine brick veneer on lower portions with horizontal vinyl siding in tan or beige above. Contemporary vinyl or composite-framed windows include both larger picture windows and smaller accent units. A substantial attached multi-bay garage forms a major component of the building composition, with matching materials providing architectural continuity. The site features extensive concrete driveway areas accommodating multiple vehicles.

As a 1999 structure, this property falls well outside Flat Rock's periods of significance (Early Period 1834–1920; Late Period 1920–1975) and represents contemporary development. Its modern materials, construction methods, and design approaches distinguish it from the historic residential architecture that characterized Flat Rock's transformation from Michael Vreeland's agricultural village into Henry Ford's suburban-industrial center.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

John Kittle was built the residence at 27050 James Ave about 1999.<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The property at 27050 James Avenue is not recommended as eligible for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District. Its 1999 construction falls well outside the district's periods of significance.

This contemporary Ranch-style house does not meet any National Register criteria. Built 24 years after the end of the Late Period of significance (1920–1975), it represents standard contemporary suburban development rather than the historical community transformation that established Flat Rock's importance. It is not associated with significant events (Criterion A), historically significant persons (Criterion B), distinctive architectural characteristics (Criterion C), or potential to yield important historical information (Criterion D). Its contemporary materials and construction methods represent standard late 20th century building practices.

Unlike the historic Ranch houses of the 1940s–1960s that served Ford's Village Industries workforce, this property lacks any direct association with the historical events, development patterns, or architectural evolution that established Flat Rock's significance during its transformation from Vreeland's agricultural village into Ford's suburban-industrial center. While the property may retain integrity relative to its 1999 construction, integrity assessment is not relevant absent historical significance.

The property should be classified as a non-contributing resource to the Flat Rock Historic District.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0069\_303; citing records held by the City of Flat Rock.

<sup>1</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

|                                                           |                                                            |                                       |                                                                                                                 |
|-----------------------------------------------------------|------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27060 James Avenue                                         |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                  |                                       |                                                                                                                 |
| County                                                    | Wayne County                                               |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0070_002 Lot 70 & 71 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104120                                             | Long: -83.301170                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

### Property Type

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|



### Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1939 (heavily modified)                                             |
| Architectural Style     | Dutch Colonial                                                      |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Gambrel – front facing                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacements                                                  |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Intgrtd garage                                                      |

### Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>                        | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 27060 James Ave.                                                                                                                                                                                    |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | Kenneth F. & Lillian McComb                                                                                                                                                                         |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | Kenneth McComb (likely)                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 21 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1939 Dutch Colonial Revival residence at 27060 James Ave. in Flat Rock is a 2-story frame dwelling that has undergone extensive modifications substantially altering its original architectural character. While the underlying gambrel roof form suggests the original Dutch Colonial style, cumulative alterations have obscured the building's historic appearance.

The house retains its front-gable gambrel roof form clad in dark asphalt shingles, the primary surviving indicator of its Dutch Colonial origins. A shed dormer projects from the right slope of the gambrel, and a circular gable vent is centered in the upper gable peak. However, the original roofline has been substantially compromised by the addition of a large attached garage wing to the right (east) side. This garage addition, with its own front-gable roof and shed dormer, nearly equals the original house in footprint and fundamentally alters the building's massing and proportions.

The exterior walls are clad entirely in dark gray vinyl siding on both the original house and the garage addition, creating a uniform contemporary appearance that obscures all evidence of original wall materials. The concrete block foundation is visible at the base. All windows are vinyl replacement units — a large picture window on the first floor and double-hung units on both stories — eliminating evidence of original fenestration materials and profiles.

The front facade features a two-story porch and balcony system that appears to be a later addition or reconstruction. The first-floor covered porch has white vinyl posts and railings with lattice skirting, accessed by a central staircase with white railings. A second-floor balcony with white baluster railing projects from the gambrel face above, providing access through an upper-story door or window opening. The main entry door is painted purple. A deck or platform extends from the porch area along the side of the house.

The attached garage wing features a modern overhead garage door and vinyl siding matching the main house. A shed dormer with windows on the garage roof suggests finished living space above. The garage addition connects to the original house at the first-floor level.

Character-defining features of the original Dutch Colonial — the gambrel roof profile and circular gable vent — survive but are overwhelmed by the cumulative impact of the garage addition, vinyl siding, replacement windows, and reconstructed porch/balcony system.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed the same part of Lots 70, 71, and 72 to Kenneth McComb and Lillian McComb, jointly as husband and wife, by Warranty Deed on January 19, 1934, recorded February 16, 1934.<sup>1</sup>

Kenneth McComb and Lillian McComb, his wife, took out a mortgage from Home Owners Loan Corporation in the amount of \$2,189.13 on February 13, 1934, recorded February 16, 1934, on the same part of Lots 70, 71, and 72 [very likely to build the residence thereon].<sup>2</sup>

Mrs. Lillian McComb lived at 27060 James Ave in 1960s.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1939 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to severely compromised integrity resulting from cumulative alterations.

**Historical Context:** The c. 1939 construction date falls within the district's period of significance, and the original Dutch Colonial Revival form would have represented residential development during the early years of

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.

Ford's Village Industries transformation of Flat Rock. However, the extent of subsequent modifications prevents the property from conveying this historical association.

**Integrity Assessment:** Location is intact on the original James Avenue site. Setting is partially preserved through relationship to neighboring residences. All other aspects of integrity have been severely compromised. Design integrity is poor — the large attached garage addition fundamentally alters the original massing and proportions, the two-story porch/balcony system replaces or substantially modifies the original entrance configuration, and the shed dormers may represent later additions. Materials integrity is poor — vinyl siding on all surfaces, vinyl replacement windows throughout, and modern garage door eliminate evidence of original construction materials. Workmanship is unreadable beneath replacement materials. Feeling and association are lost, as the building reads as a contemporary renovation rather than a 1930s Dutch Colonial dwelling.

The cumulative impact of the garage addition, vinyl siding, replacement windows, and porch/balcony reconstruction prevents the building from conveying its significance as part of the district's early residential development.

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.**

While the c. 1939 construction date falls within the period of significance and the gambrel roof profile hints at Dutch Colonial origins, the cumulative alterations — particularly the large attached garage addition and wholesale material replacement — have eliminated the property's ability to convey its historical character. Only location and partial setting integrity survive.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0070\_002; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27076 James Avenue                                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0071_003 Lots 71 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104310                                         | Long: -83.301190                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1953                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/ front projection                                      |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided (navy)                                                  |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl Replacements                                                  |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1953-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27076 James Ave.                                                                                                                                                                                    |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Durrel & Vera Finkel                                                                                                                                                                                |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Finkel/VanRiper (likely)                                                                                                                                                                            |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27076 James Avenue is a single-story Ranch house constructed in 1953, representing mature postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a linear rectangular footprint with the low-profile horizontal emphasis characteristic of Ranch design. A front-facing gable roof clad in dark asphalt shingles maintains the low pitch typical of the style. The exterior walls are clad in horizontal vinyl siding in a distinctive blue-gray color, a replacement material that obscures the original 1953 wall surface. White-painted trim around windows, doors, and roof edges provides contrast.

A three-season porch or sunroom extends from the front facade, featuring extensive glazing and white-painted framework — a later addition that departs from the original design but maintains general residential compatibility. An attached garage with overhead doors and matching siding forms an integral component of the composition, representing the automotive integration characteristic of mature 1950s Ranch development.

The fenestration includes sliding or double-hung windows maintaining proportions appropriate to the construction period. A substantial concrete driveway provides access to the garage.

The preserved Ranch massing, attached garage integration, and suburban setting maintain the essential character of this 1953 dwelling despite vinyl siding replacement and the porch addition.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Ellen M. Bunte, survivor of George W. Bunte, and Anna C. Bunte, survivor of Henry J. Bunte, conveyed **Lot 71\*** to James Avery Cunliffe by Quit Claim Deed on June 27, 1950, recorded July 20, 1950.<sup>1</sup>

J. Avery Cunliffe and Hazel Cunliffe, his wife, and Anna Bunte conveyed **Lot 71\*** and 105 to George W. Van Riper and Mamie Van Riper, his wife, by Warranty Deed on May 31, 1950, recorded September 6, 1950. Building restrictions applied.<sup>2</sup>

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 71\*** to Durrel Finkel and Vera Finkel, his wife, by Warranty Deed on July 11, 1952, recorded August 1, 1952.<sup>3</sup>

Durrel Finkel and Vera Finkel, his wife, took out a mortgage from Addie L. Reiser in the amount of \$7,000 [*this mortgage was likely to build the residence thereon*] on January 30, 1953, recorded January 31, 1953, on Lot 71.<sup>4</sup>

Durrel Finkel and Vera Finkel, his wife, conveyed **Lot 71\*** to Otto W. Brick and Grace E. Brick, his wife, by Warranty Deed on August 8, 1958, recorded August 12, 1958.<sup>5</sup>

Otto W. Brick and Grace E. Brick, his wife, took out a mortgage from Durrel Finkel and Vera Finkel, his wife, in the amount of \$6,500 on August 8, 1958, recorded August 12, 1958, on **Lot 71\***.

Otto W. Brick and Grace E. Brick, his wife, conveyed **Lot 71\*** to Adolph White and Alma White, his wife, by Land Contract for \$1.00 on August 30, 1958, recorded March 29, 1968; An additional \$14,500 was to be paid.<sup>6</sup>

Adolph White and Alma White, his wife, took out a mortgage from Citrin Oil Company in the amount of \$4,453.64 on May 25, 1971, recorded June 2, 1971, on **Lot 71\***.<sup>7</sup>

Grace E. Brick, survivor of herself and her deceased husband Otto W. Brick (a copy of whose Death Certificate was recorded in Liber 18948, Page 287, Wayne County Records), conveyed **Lot 71\*** to Adolph White and Alma White, his wife, by Warranty Deed for \$14,500 on June 25, 1975, recorded July 28, 1975.<sup>8</sup>

Walter Masson purchased the residence at 27076 James Ave. in 2014 from Walter Little after he restored the home.<sup>9</sup>

\*excepting the southerly part thereof, measured 107.28 feet on the westerly line and 39.42 feet on the easterly line of said lot.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025. Mr. Masson still resides at 27076 James Ave.



## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** Built in 1953 during the mature phase of postwar suburban expansion, this Ranch house demonstrates the continued success of Ford's Village Industries model. By the late 1950s, Flat Rock had evolved into a stable suburban-industrial center, and Ranch houses with integrated garages provided modern housing for skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises.

**Integrity Assessment:** Location is intact on the original James Avenue site. Design integrity is good in fundamental Ranch characteristics — single-story massing, front-facing gable, horizontal emphasis, and integrated garage — though a three-season porch addition alters the original facade composition and proportional relationships. Materials integrity is diminished by vinyl siding replacement and the contemporary porch materials, eliminating evidence of original 1953 construction. Setting is preserved through generous lot, concrete driveway, mature landscaping, and relationship to similar-era housing. Feeling and association are adequate, with the Ranch form, integrated garage, and suburban context maintaining connections to 1950s residential development patterns despite alterations.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1953 construction date places it within the mature phase of the district's development. While vinyl siding and the porch addition affect material authenticity, sufficient integrity in location, basic design, setting, and association allows the property to convey its significance as part of Flat Rock's postwar suburban growth.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0071\_003; citing records held by the City of Flat Rock.



## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

|                                                           |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27146 James Avenue                                     |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                                    | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0109_004 Lot 109 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.105260                                         | Long: -83.301220                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

### Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



### Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1937                                                                |
| Architectural Style     | Tudor Revival                                                       |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick                                                               |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

### Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1937-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27146 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | William & Minnie Rutkowsky [also spelled Rutkowska]                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27146 James Avenue is a 1.5-story Tudor Revival house constructed in 1937, representing quality residential development during the transitional period between Flat Rock's early and late periods of significance.

The structure presents a compact rectangular footprint with intersecting steep-pitched gable roofs clad in dark asphalt shingles, creating the dramatic rooflines characteristic of Tudor Revival design. The 1.5-story massing combines a full ground floor with a partial second level within the roof structure. A small dormer window in the main roof slope provides light to the upper level.

The exterior walls are clad entirely in warm-toned brick veneer laid in common bond, exhibiting rich coloration ranging from warm browns to subtle reddish tones. White-painted trim around windows, doors, and roof edges provides crisp contrast. A defining feature is the prominent arched entrance with radiating brick voussoirs framing a recessed entry vestibule, accessed by concrete steps with simple railings.

The fenestration includes a prominent three-part window grouping on the main level — a large central window flanked by smaller units — and a single window in the front gable. Windows are double-hung sash with white-painted frames. A detached garage with white siding is positioned to the right, accessed by a concrete driveway. The front yard has maintained lawn with foundation plantings and decorative stone elements.

The substantial brick construction, arched entrance, and Tudor Revival detailing demonstrate the architectural diversity and quality housing available in Flat Rock during the late 1930s transitional period.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 109 to William Rudkoska and Minnie Rudkoska, his wife, by Warranty Deed on June 2, 1927, recorded June 7, 1927.<sup>1</sup>

The Probate File of the Estate of William Rudkoska, also known as William Rudkoska and W. Rudkoska, Deceased, was filed December 12, 1951, pertaining to Lot 109 and other lands; The heirs were listed as Sylvia Bench and Emma Radtke, daughters.<sup>2</sup>

Sylvia Bench, a married woman, conveyed an undivided one-half interest in Lot 109 and other lands to Emma Radtke, a married woman, by Warranty Deed on June 23, 1953, recorded June 24, 1953.<sup>3</sup>

Emma Radtke, a married woman, conveyed Lot 109 to Lucille Croton, a married woman, by Quit Claim Deed on October 9, 1954, recorded October 12, 1954.<sup>4</sup>

Lucille Croton, a married woman, conveyed Lot 109 to Charles Radtke and Emma Radtke, his wife, as tenants by the entireties, by Quit Claim Deed on October 11, 1954, recorded October 12, 1954.<sup>5</sup>

Charles Radtke, formerly married to Emma Radtke, now deceased, jointly with Gertrude Radtke, his wife, conveyed Lot 109 and part of the westerly portion of Lot 108 to Edward W. Flayer and Betty Jane Flayer, his wife, by Warranty Deed for \$14,800 on November 8, 1973, recorded November 16, 1973.<sup>6</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This 1937 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** Constructed in 1937 during the established phase of Ford's Village Industries period, this Tudor Revival house demonstrates the quality residential development that the community's industrial prosperity enabled. By the late 1930s, Flat Rock had proven the success of Ford's industrial model, and housing like this — with substantial brick construction and architectural sophistication — attracted and retained the skilled workforce sustaining the headlamp plant and Detroit, Toledo and Ironton railroad operations. The Tudor Revival style reflects the architectural diversity and housing choices available to Flat Rock's established workforce during this period.

**Integrity Assessment:** The property retains excellent integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is outstanding — the steep-pitched gable roof, 1.5-story massing, prominent arched entrance with radiating brick voussoirs, and three-part window grouping remain as originally constructed. Materials integrity is excellent, with original warm-toned brick veneer, skilled archway masonry, and white-painted trim preserving 1937 character. Workmanship is evident in the precise brick archway execution and detailed trim work. Setting is preserved through the detached garage, concrete driveway, maintained landscaping, and relationship to similar-era housing. Feeling and association are strong, with the Tudor Revival design and premium materials conveying the residential quality of Flat Rock's established industrial period.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1937 construction date, intact Tudor Revival design, excellent brick construction with arched entrance, and outstanding integrity across all seven aspects make it an exceptional representative of quality residential development within the district.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0109\_004; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26809 James Avenue                                     |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                                    | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0044_301 Lots 44 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102243                                         | Long: -83.297974                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1946                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled w/front projection                                      |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1946-1975 (Late Period)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26809 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | John A. & Jayn (nee Lapham) LaBudda                                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1946 Minimal Traditional residence is a 1-story frame dwelling situated on a corner double lot on James Ave. in Flat Rock. The building represents residential development during the early years of Ford's Village Industries period, exemplifying the compact, economical housing forms that served the community's workforce during the transition to full industrial development. The property retains its essential Minimal Traditional form despite material alterations.

The house exhibits a compact rectangular footprint with a side-gable roof clad in asphalt shingles in gray tones. A front-projecting gable centered on the facade shelters the main entrance porch. The porch features white vinyl railings with black metal baluster accents, accessed by concrete steps — the railings are later replacements. A porch swing occupies the covered porch area. The concrete block foundation is visible, painted in a blue-gray tone.

The exterior walls are clad in vinyl siding in cream or pale yellow, a replacement material obscuring the original wall surface, likely wood clapboard. White-painted trim defines window and door openings and roof edges. The fenestration consists of aluminum double-hung replacement windows maintaining original opening proportions; the original windows were likely wood-sash.

A detached one-car garage constructed of concrete block on the gable ends and a front-gable roof sits on the adjacent corner portion of the double lot, well separated from the dwelling. The garage features an overhead door and small side windows. The double-lot configuration provides an unusually generous setting with expansive lawn, multiple mature deciduous and evergreen trees, and a flowering redbud tree visible at the left property margin. An adjacent single-story brick Ranch dwelling is visible to the left.

Character-defining features include the 1-story Minimal Traditional form, side-gable roof with front-projecting porch gable, compact rectangular footprint, concrete block foundation, detached concrete block garage, corner double-lot configuration with generous yard, and mature tree canopy.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 44 to Cleveland W. Lapham and Bertha B. Lapham, his wife, by Warranty Deed on August 3, 1944, recorded August 31, 1944.<sup>1</sup> Cleveland W. Lapham and Bertha Bock, his wife, conveyed Lot 44 to John Albert LaBudda and Jayn Lapham LaBudda, his wife, by Warranty Deed, dated September 27, 1946, recorded October 11, 1946.<sup>2</sup> John Albert LaBudda and Jayn Lapham LaBudda, his wife, took out a mortgage from Trenton State Bank, a Michigan Corporation, in the amount of \$5,000 [likely to build this residence] on September 25, 1946, recorded October 1, 1946, on Lot 44.<sup>3</sup>

Jayn Lapham LaBudda, Plaintiff, filed a Wayne County Action against John Albert LaBudda, Defendant, on November 19, 1971, regarding Lot 44 and other lands; the filing was a Bill for Divorce.<sup>4</sup>

John Albert LaBudda, also known as and being the same person as John A. LaBudda, an unmarried man and former husband of grantee named herein, conveyed Lot 44 to Jayn Lapham LaBudda, being the same person as and also known as Jayn Former L. LaBudda, former wife of grantor named herein, by Quit Claim Deed on December 13, 1974, recorded December 16, 1974; the deed was given per the terms of a Judgment of Divorce, Wayne County Action #73230687.<sup>5</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1946 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents residential development during the early years of Ford's Village Industries period, demonstrating the affordable housing that served the community's workforce as Flat Rock transitioned into a suburban-industrial center.

**Criterion A - Community Planning and Development:** Constructed c. 1946, this Minimal Traditional residence represents housing built during the Ford's Village Industries operations, when Flat Rock was establishing the residential infrastructure to support its expanding industrial workforce. Ford's model required communities with affordable housing stock for workers transitioning to industrial employment at the headlamp plant and the Detroit, Toledo and Ironton railroad. The Minimal Traditional style — compact, economical, and traditionally styled — was ideally suited to this need. The concrete block garage on the adjacent corner lot reflects the practical site planning of the period, and the double-lot configuration preserves the generous suburban development pattern characteristic of Flat Rock's residential growth.

**Integrity Assessment:** Location is intact on the original corner double-lot site. Design integrity is maintained through preservation of the Minimal Traditional form with side-gable roof, front-projecting porch gable, compact footprint, and spatial relationship to the detached concrete block garage. Materials integrity has been diminished through vinyl siding, aluminum replacement windows, and replacement porch railings, though these alterations are reversible and the structural fabric — including the concrete block foundation and garage — remains intact. Setting is well preserved, with the generous double-lot, mature tree canopy, and relationship to the James Ave. streetscape maintaining the character of the district's residential development. Feeling and association remain strong, as the property conveys its character as a modest 1940s working-class residence.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1946 construction date places this property within the early phase of Ford's Village Industries development. The Minimal Traditional form, concrete block garage, and corner double-lot configuration document the residential patterns that served the community's industrial workforce. While vinyl siding and replacement windows have diminished material integrity, sufficient integrity in location, design, setting, feeling, and association allows the property to convey its historical significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0044\_301; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                 |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26835 James Avenue                                              |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                       |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                    |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0037_000 Lots 37, 38 & 39 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102437                                                  | Long: -83.298012                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                     | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1954                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage (breezeway) & house on lot 37                                |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1946-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26835 James Ave.                                                                                                                                                                                    |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | William A. and Janet Armstrong                                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |  |
|-------------------|--------------------------|-------|--|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |  |
|-------------------|--------------------------|-------|--|

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1954 Minimal Traditional residence is a 1-story frame dwelling on James Ave. in Flat Rock, representing postwar residential development during the mature phase of the community's growth as a suburban-industrial center. The Cape Cod-influenced massing, with its steeply pitched roof creating potential upper-level space, was among the most popular forms for affordable postwar housing. The property retains its essential Minimal Traditional form despite material alterations.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. A front-projecting gabled dormer is centered on the facade, providing light and visual interest. A small front entry porch with iron railings and concrete steps provides access to the main entrance. The concrete block foundation is visible at the base.

The exterior walls are clad in white vinyl siding, a replacement material obscuring the original wall surface, likely wood clapboard or asbestos shingle. The fenestration consists of vinyl double-hung replacement windows with dark navy decorative shutters flanking each opening. The shutters are properly proportioned to the window openings. White-painted trim defines window surrounds, door openings, and roof edges.

A breezeway with an entry door connects the dwelling to a detached two-car garage to the right (east). The garage features a front-gable roof with dark asphalt shingles matching the main house, white vinyl siding, and two overhead garage doors. A concrete driveway extends from James Ave. to the garage. The breezeway connection creates a unified residential complex while maintaining the visual separation between dwelling and garage.

The property is enclosed by a white picket fence along the front and side yards. The lot is well maintained with manicured lawn, brick-edged foundation plantings of low shrubs, and several mature deciduous trees. A flowering magnolia tree at the left property margin provides seasonal interest. A mailbox stands at the street edge. Utility poles and overhead lines are present along the frontage.

Character-defining features include the Minimal Traditional form with steeply pitched side-gable roof, front gabled dormer, compact rectangular footprint, breezeway-connected two-car garage, white picket fence enclosure, and the well-maintained residential setting.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. It was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed Lots 35, 36, and 37 to Frank Kaschuk and Fannie Kaschuk, his wife, by Warranty Deed on January 16, 1939, recorded February 9, 1940.<sup>1</sup>

The Probate File of the Estate of Fannie Kaschuk was filed September 7, 1950. The heirs were listed as Anthony Kaschuk, Stanley Kaschuk, and John Kaschuk, sons; Frank Grabowski and Edward Grabowski, sons; Helen Beach, Elsie Mehalko, and Kathryn Kulka, daughters.<sup>2</sup>

The Probate File of the Estate of Frank Kaschuk, deceased, was filed March 31, 1952. The heirs were listed as Anthony Kaschuk, Stanley Kaschuk, John Kaschuk, sons, and Kathryn Kulka, daughter.<sup>3</sup>

John Kaschuk and Hope Kaschuk, his wife, conveyed Lots 35, 36, and 37 to Anthony Kaschuk by Quit Claim Deed on April 25, 1952, recorded June 26, 1952.<sup>4</sup>

Stanley Kaschuk and Caroline Kaschuk, his wife, conveyed Lots 35, 36, and 37 to Anthony Kaschuk by Quit Claim Deed on April 25, 1952, recorded June 26, 1952.<sup>5</sup>

Kathryn Kulka conveyed Lots 35, 36, and 37 to Anthony Kaschuk by Quit Claim Deed on April 30, 1952, recorded June 26, 1952.<sup>6</sup>

An Affidavit of Anthony Kaschuk was filed June 30, 1952, recorded July 3, 1952, pertaining to Lots 35, 36, and 37. The affiant stated that John G. Kaschuk and John Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife; and that Stanley W. Kaschuk and Stanley Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife.<sup>7</sup>

Anthony Kaschuk and Gladys L. Kaschuk, his wife, conveyed Lots 35, 36, and 37 to Cleveland W. Lapham and Bertha Lapham, his wife, by Warranty Deed on June 20, 1952, recorded June 26, 1952.<sup>8</sup>

Cleveland W. Lapham and Bertha Lapham, his wife, conveyed Lots 35, 36, and 37 to Frank B. Sprague and Marilynn M. Sprague, his wife, by Quit Claim Deed on June 21, 1952, recorded June 26, 1952.<sup>9</sup>

Frank B. Sprague and Marilynn M. Sprague, his wife, conveyed Lots 34, 35, 36, and 37 to William A. Armstrong and Janet Armstrong, his wife, by Warranty Deed on July 22, 1953, recorded August 6, 1953.<sup>10</sup>

William A. Armstrong and Janet Armstrong, his wife, conveyed Lot 37 to Marilou Lea by Warranty Deed on March 6, 1954, recorded July 13, 1954.<sup>11</sup>

Charles W. Austin, a married man, conveyed Lot 38 to Katherine Ruth Austin, his wife, by Quit Claim Deed on September 28, 1965, recorded October 13, 1965.

Bertha Bock Lapham, survivor of herself and her deceased husband (whose death was recorded in Liber 14956, Page 936, Wayne County Mortgage records), conveyed Lots 39 and 40 to Katherine R. Austin by Warranty Deed on January 11, 1963, recorded February 21, 1963.<sup>12</sup>

*Note: This property spans three lots: 37, 38, and 39; and contains two residences that share one address.*

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1954 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents postwar residential infill during the mature

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

Criterion A - Community Planning and Development: Constructed c. 1954 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this Minimal Traditional residence represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The Cape Cod-influenced form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership near industrial employment. The breezeway-connected garage demonstrates the residential planning and automotive accommodation characteristic of mid-1950s suburban development.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is maintained through preservation of the Minimal Traditional form with steeply pitched side-gable roof, front gabled dormer, and compact footprint. The breezeway-connected garage, whether original or an early addition, reinforces mid-century residential planning character. Materials integrity has been diminished through vinyl siding and vinyl replacement windows, though these alterations are reversible and the structural fabric remains intact. Setting is well preserved, with the white picket fence, generous lot, mature trees, and maintained landscaping conveying a well-established residential character along James Ave. Feeling and association remain strong, as the property conveys its character as a modest 1950s working-class residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1954 construction date places this property within the mature phase of Flat Rock's development. The Minimal Traditional form with front dormer and breezeway-connected garage documents postwar residential patterns within the district. While vinyl siding and replacement windows have diminished material integrity, sufficient integrity in location, design, setting, feeling, and association allows the property to convey its historical significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0037\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26873 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0035_002 Lots 35 & 36 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102519                                              | Long: -83.298726                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1968                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable -low pitch                                               |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer/Shake Sided                                            |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Social History                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | 1968-1975 (Late Period)                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 26873 James Ave.                                                                                                                                                                                    |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | George F. and Catherine E. Dorsch                                                                                                                                                                   |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Dorsch                                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26873 James Avenue is a single-story Ranch house constructed in 1968, representing mature residential development during the final years of Flat Rock's late period of significance.

The structure presents a complex L-shaped footprint with low-profile horizontal emphasis. Intersecting hip and gabled roof sections clad in asphalt shingles create varied rooflines. A brick chimney rises from the interior.

The exterior walls display a combination of warm-toned brick veneer laid in common bond on primary sections and horizontal wood siding in tan or beige on complementary sections. The fenestration includes sliding or picture window units, with larger openings serving principal living spaces and smaller windows for utility areas. A substantial attached garage forms an integral component of the composition, constructed with coordinating materials.

A concrete driveway provides vehicular access. The front yard features maintained lawn with mature landscaping and decorative stone planting areas. A contemporary addition or modification on the left side, with different siding materials, may represent later expansion of the original 1968 design.

The complex massing, brick-and-siding material combination, integrated garage, and L-shaped plan reflect the architectural maturity of late 1960s Ranch development, built four years before the Michigan Casting Center's 1972 completion concluded the district's period of significance.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed **Lots 35, 36**, and 37 to Frank Kaschuk and Fannie Kaschuk, his wife, by Warranty Deed on January 16, 1939, recorded February 9, 1940.<sup>1</sup>

An Affidavit of Anthony Kaschuk, heir, was filed June 30, 1952, recorded July 3, 1952, pertaining to **Lots 35, 36**, and 37. The affiant stated that John G. Kaschuk and John Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife; and that Stanley W. Kaschuk and Stanley Kaschuk were one and the same person who appeared as a grantor in a deed dated April 25, 1952, along with his wife.<sup>2</sup>

Anthony Kaschuk and Gladys L. Kaschuk, his wife, conveyed **Lots 35, 36**, and 37 to Cleveland W. Lapham and Bertha Lapham, his wife, by Warranty Deed on June 20, 1952, recorded June 26, 1952.<sup>3</sup>

Cleveland W. Lapham and Bertha Lapham, his wife, conveyed **Lots 35, 36**, and 37 to Frank B. Sprague and Marilynn M. Sprague, his wife, by Quit Claim Deed on June 21, 1952, recorded June 26, 1952.<sup>4</sup>

Frank B. Sprague and Marilynn M. Sprague, his wife, conveyed Lots 34, **35, 36**, and 37 to William A. Armstrong and Janet Armstrong, his wife, by Warranty Deed on July 22, 1953, recorded August 6, 1953.<sup>5</sup>

William A. Armstrong and Janet Armstrong, his wife, conveyed the east half of **Lot 35 and all of Lot 36** to George F. Dorsch and Catherine E. Dorsch, his wife, by Warranty Deed on March 29, 1957, recorded April 3, 1957.<sup>6</sup>

An Affidavit of George F. Dorsch was sworn on September 3, 1957, pertaining to the east half of **Lot 35 and all of Lot 36**. The affidavit was made for the purpose of clearing title and ownership of the above-described land, and stated that George F. Dorsch and Catherine E. Dorsch, the grantees named in the earlier Warranty Deed, were in fact George F. Dorsch and Catherine E. Dorsch, his wife.<sup>7</sup>

George F. Dorsch and Catherine E. Dorsch, his wife, conveyed the east half of **Lot 35 and all of Lot 36** to Gary George Dorsch and Prudence R. Dorsch, his wife, by Quit Claim Deed for \$2,990 on July 6, 1968, recorded July 9, 1968.<sup>8</sup>

George F. Dorsch and Catherine E. Dorsch, his wife, also conveyed the east half of **Lot 35 and all of Lot 36** to Gary G. Dorsch and Prudence R. Dorsch, his wife, by Warranty Deed for \$1,000 on July 18, 1968, recorded July 24, 1968.<sup>9</sup>

Gary G. Dorsch, also known as Gary George Dorsch, and Prudence R. Dorsch, his wife, took out a mortgage from Birmingham Bloomfield Bank in the amount of \$15,900 [*likely to build the residence*] on December 19, 1968, recorded January 6, 1969, on the east half of **Lot 35 and all of Lot 36**.<sup>10</sup>

Gary G. Dorsch and Prudence R. Dorsch, his wife, took out a mortgage from Commerce Mortgage Corporation in the amount of \$27,500 on August 22, 1985, recorded August 26, 1985, on the east half of **Lot 35 and all of Lot 36**.<sup>11</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1968 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Criterion A - Community Planning and Development: Built in 1968, four years before the Michigan Casting Center's 1972 completion concluded the district's period of significance, this Ranch house demonstrates the sustained residential quality that Ford's Village Industries model achieved during Flat Rock's mature development phase. The complex massing, premium brick-and-siding materials, and integrated garage reflect the advanced housing serving skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is good in fundamental Ranch characteristics — single-story massing, L-shaped footprint, complex roof configuration, and integrated garage — though an apparent contemporary addition on the left side alters the original composition. Materials integrity is good in original portions, with warm-toned brick veneer and complementary wood siding preserving the 1968 character; the addition introduces differing materials. Setting is preserved through generous lot, extensive driveway, mature landscaping, and relationship to similar-era housing. Feeling and association are adequate, with the complex Ranch form and quality materials maintaining connections to late 1960s residential development despite the addition.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1968 construction date places it within the final phase of the district's development. While a contemporary addition affects design integrity, sufficient integrity in location, fundamental design, setting, and association allows the property to convey its significance as mature-period Ranch development.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0035\_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form  
Property Overview and Location



|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26891 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0034_000 Lots 34 & 35 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102530                                              | Long: -83.298970                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1955 (heavily modified)                                             |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated garage                                                   |

Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                      |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                 | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                      |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/>   | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                      |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                      |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                      |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                      |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                   | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows/Additions |                                      | Moved <input type="checkbox"/> Date(s):                                                                |
| Current/Common Name                                                              | 26891 James                                                                                                                                                                                         |                                                                      |                                      |                                                                                                        |
| Historic/Original Owner                                                          | Arthur R. & Bernice H. McLaughlin                                                                                                                                                                   |                                                                      |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                      |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                      |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                      |                                      |                                                                                                        |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                      |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1955 residence at 26891 James Ave. in Flat Rock has been extensively modified through multiple additions that have fundamentally transformed the original single-story Ranch form into a 2-story dwelling of complex massing. While the original construction date falls within the district's period of significance, cumulative alterations have obscured the building's historic character.

The building presents a complex, irregular footprint resulting from multiple additions to the original Ranch plan. The most substantial alteration is a full second story rising above the left (west) portion of the original dwelling, creating an abrupt transition from the single-story right wing to the two-story left section. This second-story addition features a front-gable roof with dark asphalt shingles and vinyl siding matching the first floor. A brick chimney rises from the junction of the original and added rooflines.

The first-floor level retains traces of the original Ranch configuration in the right (east) wing, which maintains single-story massing with a front-gable roof section. An integrated garage occupies the far right of the facade, with a concrete driveway providing access. However, the original horizontal Ranch emphasis has been eliminated by the dominant two-story mass to the left.

The exterior walls are clad entirely in light gray vinyl siding on all sections and additions, creating a uniform contemporary appearance that obscures all evidence of original wall materials. All windows are vinyl double-hung replacement units with dark decorative shutters; the original fenestration materials and profiles have been eliminated. A large picture window grouping on the first-floor center facade and paired windows on the second story reflect the modified configuration rather than the original 1955 design.

The front entry is positioned at the junction between the single-story and two-story sections, with a small entry stoop. A decorative birdhouse post and daffodil plantings accent the front walkway. The property has a well-maintained lawn with mulched foundation beds, ornamental shrubs, and mature deciduous trees. An adjacent single-story Ranch dwelling is visible to the left. Utility poles and overhead lines are present along the frontage.

The original c. 1955 Ranch form is no longer legible. The second-story addition, integrated garage, vinyl siding, and replacement windows collectively eliminate the building's ability to convey its mid-century residential origins.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lots 31 through 34 passed from the Vreeland estate through Sylvester Niner to Fred Van Buren and Anna L. Van Buren (see Lot 31 above for the chain). Fred Van Buren and Anna L. Van Buren, his wife, conveyed Lot 34 to Frank B. Sprague and Marilyn M. Sprague, his wife, by Warranty Deed on November 13, 1951, recorded November 20, 1951.<sup>1</sup>

Frank B. Sprague and Marilyn M. Sprague, his wife, conveyed Lots **34, 35**, 36, and 37 to William A. Armstrong and Janet Armstrong, his wife, by Warranty Deed on July 22, 1953, recorded August 6, 1953. Building restrictions applied.<sup>2</sup>

William A. Armstrong and Janet Armstrong, his wife, conveyed **Lot 34 and the west half of Lot 35** to Harry J. Bedford and Louie W. Bedford, his wife, and Harold J. Bedford, a single man, and Louis G. Bedford, a single man, with full rights of survivorship, by Warranty Deed on May 4, 1955, recorded May 9, 1955. Building restrictions applied.<sup>3</sup>

Harry J. Bedford and Louie W. Bedford, his wife, and Harold J. Bedford, a single man, and Louis G. Bedford, a single man, with full rights of survivorship, conveyed **Lot 34 and the west half of Lot 35** to Arthur R. McLaughlin and Bernice H. McLaughlin, his wife, by Warranty Deed on April 19, 1957, recorded April 24, 1957. Building restrictions applied.<sup>4</sup>

Arthur R. McLaughlin and Bernice H. McLaughlin, individually and as husband and wife, took out a mortgage from Peoples Bank of Trenton in the amount of \$9,500 on April 19, 1957, recorded April 24, 1957, on **Lot 34 and the west half of Lot 35**.<sup>5</sup>

Arthur R. McLaughlin and Bernice H. McLaughlin, his wife, conveyed **Lot 34 and the west half of Lot 35** to John K. Gee, a single man, by Warranty Deed on May 20, 1967, recorded May 24, 1967.<sup>6</sup>

John K. Gee, a single man, took out a mortgage from Wyandotte Savings Bank in the amount of \$14,625 on May 20, 1967, recorded May 24, 1967, on **Lot 34 and the west half of Lot 35**. John K. Gee and Elizabeth Ann Gee, his wife, conveyed Lot 34 and the west half of Lot 35 to Judith K. Lezotte by Warranty Deed for \$23,000 on January 23, 1970, recorded January 28, 1970.<sup>7</sup>

Judith K. Lezotte conveyed **Lot 34 and the west half of Lot 35** to Michael Duane Sorenson, also known as Michael D. Sorenson, and Joy Sorenson, his wife, by Warranty Deed for \$40,000 on February 16, 1979, recorded February 22, 1979.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1955 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The c. 1955 construction date falls within the district's period of significance, and the original Ranch form would have represented postwar residential development during the mature phase of Flat Rock's growth as a suburban-industrial center. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original James Avenue site. All other aspects of integrity have been severely compromised. Design integrity is poor — the full second-story addition fundamentally transforms the original single-story Ranch form, eliminating the horizontal emphasis, low profile, and single-story massing that define Ranch architecture. The integrated garage and multiple roof planes further obscure the original

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

design. Materials integrity is poor — vinyl siding on all surfaces and vinyl replacement windows eliminate evidence of original 1955 construction materials. Workmanship is unreadable beneath replacement materials and additions. Setting is diminished, as the altered massing disrupts the property's relationship to neighboring single-story dwellings. Feeling and association are lost, as the building reads as a contemporary two-story residence rather than a 1950s Ranch house.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.

While the c. 1955 construction date falls within the period of significance, the cumulative alterations — particularly the full second-story addition over the original Ranch — have eliminated the property's ability to convey its historical character. The original single-story Ranch form is no longer legible, and only location integrity survives.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0034\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26905 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0032_300 Lots 32 & 33 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102569                                              | Long: -83.298377                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input checked="" type="checkbox"/>                                 |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 26905 James Ave.                                                                                                                                                                                    |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | David & Bertha Edwards                                                                                                                                                                              |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1941 vernacular residence at 26905 James Ave. in Flat Rock has been extensively modified through multiple additions and alterations that have fundamentally transformed the original dwelling. While the construction date falls within the district's period of significance, cumulative modifications have obscured the building's historic character beyond recognition.

The building presents a complex, irregular massing resulting from multiple additions to the original structure. The current form reads as a 1.5-story dwelling with intersecting gable roofs clad in dark asphalt shingles at varying pitches. Multiple dormers project from the roof slopes, indicating upper-level living space that may not have been part of the original plan. The rooflines from various additions create an irregular composite profile with no coherent stylistic expression.

A front porch occupies the left (west) portion of the facade, featuring squared white posts supporting a projecting gable roof, with white vinyl railings and a blue-painted entry door. The porch appears to be a later modification or reconstruction. To the right (east), an addition extends the building mass, featuring a separate entry door in blue and what appears to be a converted former garage opening — now fitted with double doors or a patio access — suggesting an originally integrated garage that has been enclosed and repurposed for living or patio space. This conversion further alters the building's original configuration.

The exterior walls are clad entirely in vinyl siding in a light gray or off-white tone on all sections, creating a uniform contemporary appearance that obscures all evidence of original wall materials. All windows are vinyl double-hung replacement units; the original fenestration materials and profiles have been eliminated. Blue-painted trim accents doors and some window surrounds, providing the primary color contrast.

The property has a well-maintained lawn with foundation plantings, spring-blooming perennials including purple creeping phlox along the driveway edge, and a prominent flowering redbud tree dominating the front yard. A concrete driveway extends along the right side. Fieldstone border edging defines planting beds. A wood privacy fence encloses portions of the rear and side yards. Various outdoor items and equipment are visible along the right side of the dwelling. An adjacent dwelling is partially visible to the right. Utility poles and overhead lines are present along the frontage.

The original c. 1941 vernacular form is no longer legible. The multiple additions, converted garage, reconstructed porch, vinyl siding, replacement windows, and added dormers collectively eliminate the building's ability to convey its early 1940s residential origins.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland conveyed Lots 31 through 34 to Sylvester Niner by a series of Warranty Deeds between 1941 and 1944. Niner and Maelou Niner, his wife, conveyed the same lots to Fred Van Buren and Anna L. Van Buren, his wife, jointly and with right of survivorship, by Warranty Deed on March 30, 1946, recorded April 6, 1946.<sup>1</sup>

Fred Van Buren and Anna L. Van Buren, his wife, conveyed Lots 31 and 32 to David Edward and Bertha F. Edward, his wife, by Warranty Deed on January 3, 1955, recorded February 8, 1955.<sup>2</sup>

Fred Van Buren and Anna L. Van Buren, his wife, conveyed Lot 33 to David Edward and Bertha F. Edward, his wife, by Warranty Deed on February 21, 1955, recorded April 26, 1955.<sup>3</sup>

David Edward, a single man, survivor of David Edward and Bertha F. Edward, his wife (Death Certificate of Bertha F. Edward, deceased, recorded in Liber 18994, Page 793, Wayne County Records), by Grace E. Peden, his Attorney in Fact, conveyed Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Land Contract in the amount of \$20,000 on December 14, 1974, recorded January 8, 1975.<sup>4</sup>

In the Matter of the Estate of David Edward, Deceased, an Amended Order Allowing Account or Settlement and Assigning Residue was entered on October 11, 1978, recorded October 27, 1978, pertaining to Lots 32 and 33. The order directed that the residue be assigned as follows: Bessie McFall, \$4,456.89; James Edward, \$3,956.89; Albert Edward, \$3,956.89; and Grace E. Peden, \$3,956.89.<sup>5</sup>

Grace E. Peden, a married woman, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for \$5,000 on January 7, 1982, recorded December 18, 1984.<sup>6</sup> The conveyance was subject to the Land Contract recorded in Liber 19003, Page 121.<sup>7</sup>

Bessie McFall, also known as Bessie M. McFall, a married woman, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for \$5,000 on February 9, 1982, recorded December 18, 1984.<sup>8</sup>

Albert Edward, also known as Albert G. Edward, and Dorothy Edward, his wife, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for \$5,000 on February 10, 1982, recorded December 18, 1984.<sup>9</sup>

James Edward and Mabel Edward, his wife, conveyed an undivided one-quarter interest in Lots 32 and 33 to Ricky V. Christopher and Kathryn Christopher, his wife, by Warranty Deed for \$5,000 on February 8, 1982, recorded December 18, 1984.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The c. 1941 construction date falls within the district's period of significance, and the original vernacular form would have represented residential development during the early years of Ford's Village Industries transformation of Flat Rock. However, the extent of subsequent modifications prevents the property from conveying this historical association.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Integrity Assessment: Location is intact on the original James Avenue site. All other aspects of integrity have been severely compromised. Design integrity is poor — multiple additions have fundamentally altered the original form, the garage has been converted to living/patio space, the porch has been reconstructed, and added dormers change the roofline. The original building footprint, massing, and facade composition are no longer discernible. Materials integrity is poor — vinyl siding on all surfaces and vinyl replacement windows eliminate evidence of original 1941 construction materials. Workmanship is unreadable beneath replacement materials and additions. Setting is diminished by the altered massing and converted garage. Feeling and association are lost, as the building reads as a progressively modified contemporary residence rather than a 1940s vernacular dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1941 construction date falls within the period of significance, the cumulative alterations — multiple additions, garage conversion, porch reconstruction, added dormers, and wholesale material replacement — have eliminated the property's ability to convey its historical character. The original vernacular form is no longer legible, and only location integrity survives.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0032\_300; citing records held by the City of Flat Rock.





# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                             |                                       |                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26925 James Avenue                                          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_02_0030_301 Lots 30 & 31 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.10302                                               | Long: -83.299320                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1965                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled – Low pitch                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer w/vinyl accents                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1954–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26925 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Peter F. & Patricia Ann Moser                                                                                                                                                                       |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26925 James Avenue is a single-story Ranch house constructed in 1965, representing mature residential development during the later years of Flat Rock's late period of significance, built seven years before the Michigan Casting Center's 1972 completion.

The structure presents an extended linear rectangular footprint with the low-profile horizontal emphasis characteristic of Ranch design. A hip roof clad in dark asphalt shingles creates broad overhanging eaves. A brick chimney rises from the roof surface.

The exterior walls display a two-tone material treatment. Lower portions and accent areas are clad in warm-toned brick veneer laid in common bond, while upper wall sections feature horizontal wood siding in light tan or beige. The front facade fenestration includes a prominent horizontal ribbon of windows providing dramatic glazing to the main living areas, along with sliding or picture window units appropriate to the construction period. The main entrance is accessed by concrete steps.

The property has maintained lawn with mature evergreen plantings on a generous lot.

The brick-and-siding material combination, horizontal window ribbon, hip roof, and extended linear plan reflect the architectural refinement of mid-1960s Ranch development.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed **Lot 30** and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed, dated December 28, 1951, recorded January 21, 1952.<sup>1</sup>

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed **Lot 30** to Cleveland W. Lapham and Bertha B. Lapham, his wife, by Warranty Deed on June 16, 1952, recorded July 15, 1952.<sup>2</sup> Cleveland W. Lapham and Bertha B. Lapham, his wife, conveyed **Lot 30** to Bernard J. Drouillard and Jean E. Drouillard, his wife, by Warranty Deed on June 24, 1952, recorded July 15, 1952.<sup>3</sup>

Fred Van Buren and Anna L. Van Buren, his wife, conveyed **Lot 31** to Bernard J. Drouillard and Jean E. Drouillard, his wife, by Warranty Deed on May 22, 1952, recorded May 28, 1952.<sup>4</sup>

Bernard J. Drouillard and Jean E. Drouillard, his wife, conveyed **Lot 30 & 31** and other lands to Charles A. Higgins and Stella S. Higgins, his wife, by Quit Claim Deed on August 28, 1957, recorded September 6, 1957.<sup>5</sup>

Charles A. Higgins and Stella S. Higgins, his wife, conveyed **Lot 30 & 31** and other lands to Peter F. Moser and Patricia Ann Moser, his wife, by Warranty Deed on September 12, 1962, recorded October 1, 1962.<sup>6</sup>

Peter F. Moser and Patricia Ann Moser, his wife, conveyed **Lot 30 & 31** and other lands to J. Warner Hocking and A. Eugenia Hocking, his wife, by Warranty Deed on October 9, 1964, recorded October 16, 1964.<sup>7</sup>

J. Warner Hocking and A. Eugenia Hocking, his wife, conveyed **Lot 30 & 31** and other lands to Mathias D. Gladman and Shirley M. Gladman, his wife, by Warranty Deed for \$34,900 on May 26, 1971, recorded June 8, 1971.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1954 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents postwar residential infill during the mature

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

phase of Flat Rock's growth, demonstrating continued housing construction that served the expanding industrial workforce following World War II.

Criterion A - Community Planning and Development: Constructed c. 1954 during the postwar building boom that expanded Flat Rock beyond earlier Ford Village Industries campaigns of the 1920s–1940s, this Minimal Traditional residence represents infill development that completed the residential fabric of the community's historic neighborhoods. Growth was driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and establishment of the Michigan Casting Center. The Cape Cod-influenced form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership near industrial employment. The breezeway-connected garage demonstrates the residential planning and automotive accommodation characteristic of mid-1950s suburban development.

Integrity Assessment: Location is intact on the original James Avenue site. Design integrity is maintained through preservation of the Minimal Traditional form with steeply pitched side-gable roof, front gabled dormer, and compact footprint. The breezeway-connected garage, whether original or an early addition, reinforces mid-century residential planning character. Materials integrity has been diminished through vinyl siding and vinyl replacement windows, though these alterations are reversible and the structural fabric remains intact. Setting is well preserved, with the white picket fence, generous lot, mature trees, and maintained landscaping conveying a well-established residential character along James Ave. Feeling and association remain strong, as the property conveys its character as a modest 1950s working-class residence.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1954 construction date places this property within the mature phase of Flat Rock's development. The Minimal Traditional form with front dormer and breezeway-connected garage documents postwar residential patterns within the district. While vinyl siding and replacement windows have diminished material integrity, sufficient integrity in location, design, setting, feeling, and association allows the property to convey its historical significance.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0030\_301; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                            |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26945 James Avenue                                         |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                  |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                               |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0028_00 Lots 28 & 29 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102794                                             | Long: -83.300032                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1949                                                                |
| Architectural Style     | Cape Cod                                                            |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable – Steep pitch                                            |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                     |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>                | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                     |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                             | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                     |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                     |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1949–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                     |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                     |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/>     | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input type="checkbox"/>                         | Altered <input checked="" type="checkbox"/> Windows | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              |                                                                                                                                                                                                     | 26945 James                                             |                                                     |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                                                                                                                                                     | Fred & Rose Friendship / Florence Reid Ervin            |                                                     |                                                                                                                                         |
| Historic Building Use                                                            |                                                                                                                                                                                                     | Single Family Residence                                 |                                                     |                                                                                                                                         |
| Current Building Use                                                             |                                                                                                                                                                                                     | Single Family Residence                                 |                                                     |                                                                                                                                         |
| Architect/Engineer/Designer                                                      |                                                                                                                                                                                                     | unknown                                                 |                                                     |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                                                                                                                                                     | John F. Ervin (possibly)                                |                                                     |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1949 Cape Cod residence is a 1.5-story brick dwelling on James Ave. in Flat Rock, representing postwar residential development during the peak period of Ford's Village Industries success. The property retains excellent integrity with original brick construction, intact Cape Cod form, and three front dormers, making it one of the better-preserved examples of late 1940s residential architecture in the district.

The house exhibits a rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. Three gabled dormers project from the front roof slope, evenly spaced, each featuring vinyl siding in a cream or tan tone with a single vinyl double-hung replacement window and peaked gable cap. The steep roof pitch creates substantial usable space in the upper half-story, a hallmark of the Cape Cod form that maximized square footage within an economical building envelope.

The exterior walls are clad entirely in red-toned brick veneer laid in common bond, exhibiting warm coloration ranging from deep reds to reddish-brown tones characteristic of late 1940s masonry construction. The brick foundation provides a continuous masonry base. The uniform brick treatment — extending across the main house and the detached garage — demonstrates premium construction quality for the period.

The front facade is three bays wide. The main entry is centered, consisting of a green-painted replacement door with decorative glass insert. Flanking windows are vinyl double-hung replacement units maintaining original opening proportions. Green-painted trim accents the door surround. The first-floor fenestration and centered entry preserve the symmetrical facade composition characteristic of the Cape Cod style.

A detached brick garage with a matching red-toned brick exterior and brown overhead door is connected to the dwelling by a flat-roofed breezeway or carport at the left (west) side. The breezeway creates a sheltered connection between house and garage while maintaining visual separation. An adjacent brick Ranch dwelling is visible beyond the garage to the west.

The property has a well-maintained lawn with fieldstone-edged foundation plantings, ornamental shrubs including a Japanese maple and mature hydrangeas, and a young ornamental tree near the entry. A row of columnar arborvitae flanks the left side of the property. A gravel driveway provides access. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1.5-story Cape Cod form with steep side-gable roof, three evenly spaced gabled front dormers, red-toned brick veneer on all surfaces, symmetrical three-bay facade with centered entry, brick foundation, detached brick garage connected by breezeway, and the well-maintained residential setting.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. By the late 1940s the catalog kit home market had largely ceased operations. This dwelling was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland conveyed Lots 27, 28, and 29 to Clifford Navarre and Antoinette Navarre, his wife, by Warranty Deed on September 3, 1943, recorded November 9, 1943.<sup>1</sup>

Clifford Navarre and Antoinette Navarre, his wife, conveyed Lots 27, 28, and 29 to Francis E. Smith and Martha Smith, his wife, by Warranty Deed on September 17, 1948, recorded October 12, 1948.<sup>2</sup>

Francis E. Smith and Martha Smith, his wife, conveyed Lots 27, 28, and 29 to Florence F. Reid, a single woman, and Frederick Friendship and Rose Friendship, his wife, as joint tenants and not as tenants in common or otherwise, by Warranty Deed on June 15, 1949, recorded June 17, 1949.<sup>3</sup>

Fred Smith resided at 26945 James Ave in 1953.<sup>4</sup>

Florence F. Reid (formerly Florence F. Reid), Frederick Friendship, and Rose Friendship, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Banking Association, in the amount of \$8,500 on March 18, 1955, recorded March 22, 1955, on Lots 27, 28, and 29.<sup>5</sup>

An Affidavit of W. W. Munro, Jr. was sworn on August 8, 1957, and recorded August 13, 1957, pertaining to Lots 27, 28, and 29; Munro said that he knew Florence Sophia Ervin during her lifetime; that Florence Sophia Ervin's name was Florence F. Reid prior to her marriage to John F. Ervin; and that Florence Sophia Ervin named in the Death Certificate attached to the affidavit was the same person as Florence F. Reid, one of the grantors in the Warranty Deed dated June 15, 1949.<sup>6</sup> The Death Certificate of Florence Sophia Ervin was recorded August 13, 1957, pertaining to Lots 27, 28, and 29; the Michigan Department of Health File No. 107 recited that the decedent died October 15, 1956, at the age of 81 years and that she was the wife of John F. Ervin.<sup>7</sup>

The Death Certificate of Rose Elizabeth Friendship, married, was filed September 23, 1960, and recorded October 11, 1960; recited that the decedent died February 23, 1958, she was the wife of Fred Friendship and the death certificate was attached to the mortgage recorded in Liber 14317, Page 468.<sup>8</sup>

Hannah G. Friendship, Plaintiff, filed another Wayne County Action against Frederick J. Friendship, Defendant, on June 17, 1965, regarding Lots 27, 28, and 29. The filing was a Complaint for Divorce filed. The address given was 26945 James Street.<sup>9</sup> Hannah G. Friendship, wife of grantee herein, conveyed Lots 27, 28, and 29 to Frederick Friendship, husband of grantor herein, by Quit Claim Deed on October 31, 1966, recorded November 1, 1966.<sup>10</sup>

Frederick Friendship, a single man, conveyed Lots 27, 28, and 29 to Peter Dopulos and Alice Dopulos, his wife, by Warranty Deed on November 24, 1967, recorded November 29, 1967.<sup>11</sup>

Peter Dopulos and Alice Dopulos, his wife, conveyed Lots 27, 28, and 29 to Max C. Angel and Barbara Angel, his wife, by Warranty Deed on September 10, 1973, recorded September 28, 1973.<sup>12</sup>

Barbara Faye Angel, Plaintiff, filed a Wayne County Action against Max C. Angel, Defendant, on May 25, 1973, regarding Lots 27, 28, and 29. The filing was a Complaint for Divorce filed. The address given was 26945 James, Flat Rock, Michigan.<sup>13</sup>

Max C. Angel conveyed Lots 27, 28, and 29 to James L. A. Wiseley and Patricia J. Wiseley, his wife, by Warranty Deed for \$38,000 on September 8, 1973, recorded September 28, 1973.<sup>14</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1949 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built in 1949 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this Cape Cod residence demonstrates the quality residential development the program made possible. The full brick construction represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial, well-designed suburban homes. The Cape Cod form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership with future growth potential. The matching brick garage connected by breezeway demonstrates the complete residential planning and automotive accommodation characteristic of quality postwar development.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is outstanding — the 1.5-story Cape Cod massing, steep side-gable roof, three gabled dormers, symmetrical facade, centered entry, and breezeway-connected garage remain as originally constructed. Materials integrity is excellent, with original red-toned brick veneer preserved on all surfaces of both house and garage; only windows have been replaced with vinyl units maintaining original opening sizes. Workmanship is evident in the quality brick masonry throughout. Setting is well preserved with generous lot, mature landscaping, and relationship to similar-era brick housing along James Ave. Feeling and association are strong, with the brick Cape Cod form and complete residential complex conveying the quality and permanence of Flat Rock's peak postwar development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1949 construction date places it at the peak of Village Industries achievements. The full brick Cape Cod with three dormers and matching brick garage represents premium residential construction within the district. Excellent integrity across all seven aspects — with original brick on all surfaces and intact Cape Cod form — makes it an outstanding representative of late 1940s residential development.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcelnumber;58\_092\_02\_0028\_00; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26961 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0025_000 Lots 25 & 26 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103033                                              |                                       | Long: -83.300523                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1950                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Low Pitch                                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer/Stone Accent                                           |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Picture/Casement                                                    |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

**Eligibility**

|                                                                                      |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                              |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                                | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                         |
| Criteria Considerations:                                                             | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                              |
| Component of a Historic District                                                     | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                |
| Not Eligible <input type="checkbox"/>                                                |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                              |
| Area(s) of Significance                                                              | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                              |
| Period(s) of Significance                                                            | c. 1950–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                              |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? yes |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                              |
| Location <input checked="" type="checkbox"/>                                         | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                                   | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                      |
| Current/Common Name                                                                  | 26961 James                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                              |
| Historic/Original Owner                                                              | Harry V. & Merilla E. Stewart / Dr. Peter F. & Patricia Ann Moser                                                                                                                                   |                                                         |                                                 |                                                                                                                              |
| Historic Building Use                                                                | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |
| Current Building Use                                                                 | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |
| Architect/Engineer/Designer                                                          | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |
| Builder/Contractor                                                                   | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1950 Ranch residence is a 1-story brick dwelling on James Ave. in Flat Rock, representing postwar residential development during the peak period of Ford's Village Industries success. The property retains strong integrity with original brick construction, intact Ranch form, and integrated garage, making it a well-preserved example of early 1950s residential architecture in the district.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with dark-brown fascia and trim. A gable vent is centered in the left gable end. A brick chimney rises from the interior roof surface. The low roof pitch and broad horizontal massing are characteristic of Ranch design.

The exterior walls are clad entirely in buff or tan-toned brick veneer, exhibiting a warm, consistent golden-yellow coloration. Dark brown trim defines all window and door openings, fascia, and roof edges, providing strong contrast against the light brick. The brick/concrete foundation is continuous with the masonry walls.

The front facade reads left to right as follows: a projecting bay window on the far left with dark frames and a curved fabric awning above — a later addition that modifies but does not overwhelm the original facade; a vinyl casement window; a large picture window grouping at center providing expansive glazing to the main living area, with a timber-framed raised planter box below; the main entry with a dark-framed decorative glass door flanked by a decorative lantern post; and the integrated garage at the far right with a brown overhead door and a ceiling fan mounted beneath the porch overhang. The fenestration throughout consists of vinyl replacement units.

A paver driveway extends from James Ave. to the integrated garage. The front yard is well maintained with manicured lawn, a flowering redbud tree at center, rock and gravel accent beds, and ornamental shrubs. A privacy fence encloses portions of the side and rear yard. Mature deciduous trees and columnar arborvitae provide background screening.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof, buff-toned brick veneer on all surfaces, integrated garage, brick chimney, dark brown trim contrasting against light masonry, and horizontal emphasis.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs from Sears, Aladdin, or Gordon-Van Tine. It was most likely constructed by a local builder using standardized plans available through lumber yards, plan books, or FHA recommended designs.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 24, 25, and 26 to Harry V. Stewart and Merilla E. Stewart, his wife, as tenants by the entireties, by Warranty Deed on October 22, 1949, recorded November 23, 1949.<sup>1</sup>

Marilla E. Stewart, as survivor of herself and Harry V. Stewart, her deceased husband (evidence of death recorded in Liber 13004, Page 230), conveyed Lots 25 and 26 to Peter F. Moser and Patricia Ann Moser, his wife, by Warranty Deed on September 1, 1961, recorded September 19, 1961.<sup>2</sup>

Peter F. Moser and Patricia Ann Moser, his wife, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte, a U.S. Corporation, in the amount of \$20,521 on September 1, 1961, recorded September 8, 1961, on Lots 25 and 26.<sup>3</sup>

Peter F. Moser and Patricia Ann Moser, his wife, conveyed Lots 25 and 26 to J. Warner Hocking and A. Eugenia Hocking, his wife, by Warranty Deed on October 9, 1964, recorded October 16, 1964.<sup>4</sup>

J. Warner Hocking and A. Eugenia Hocking, his wife, conveyed Lots 25 and 26 to Mathias D. Gladman and Shirley M. Gladman, his wife, by Warranty Deed for \$34,900 on May 26, 1971, recorded June 8, 1971.<sup>5</sup>

The Death Certificate of Dr. Peter Fritz Moser was filed April 3, 1984, recorded July 2, 1985. The death certificate recited that the decedent expired on March 31, 1984. He was the husband of Patricia M. Moser. The certificate pertained to Lots 25 and 26.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1950 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1950 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this brick Ranch demonstrates the quality residential development the program made possible. The full brick construction with integrated garage represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial, modern suburban homes. The linear Ranch form with integrated automotive accommodation exemplifies the suburban planning ideals that characterized Flat Rock's postwar growth.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and horizontal emphasis remain as originally constructed. A bay window addition on the left facade modifies but does not overwhelm the original composition. Materials integrity is good, with original buff-toned brick veneer preserved on all surfaces; windows have been replaced with vinyl units and the bay window represents a later material addition, but the dominant masonry character remains intact. Workmanship is evident in the quality brick masonry throughout. Setting is well preserved with generous lot, mature landscaping, and paver driveway. Feeling and association are strong, with the brick Ranch form and integrated garage conveying the quality and permanence of Flat Rock's peak postwar development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1950 construction date places it at the peak of Village Industries achievements. The full brick Ranch with integrated garage represents premium residential construction within the district. Strong integrity across

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.



all seven aspects — with original brick on all surfaces and intact Ranch form — makes it a well-preserved representative of early 1950s residential development despite the bay window addition and replacement windows.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0025\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                                 |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26995 James Avenue                                              |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                       |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                    |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0022_002 Lots 22, 23 & 24 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103238                                                  | Long: -83.300832                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                     | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1961                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled -low pitch                                              |
| Roof Materials          | Asphalt                                                             |
| Exterior Wall Materials | Brick veneer/Vinyl Accents                                          |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Picture & Casement                                                  |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1961–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows                                         | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26995 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Carl C. & Mary E. Runyon                                                                                                                                                                            |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1961 Ranch residence is a 1-story dwelling on James Ave. in Flat Rock, representing mature postwar residential development during the later years of the district's period of significance. The property retains strong integrity with original brick veneer, intact Ranch form, and integrated garage.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with broad overhanging eaves and dark brown fascia. A brick chimney rises from the interior roof surface. The extended horizontal massing and low roofline are characteristic of mature late 1950s Ranch design.

The exterior walls display a two-tone material treatment. The lower wall surface and primary facade areas are clad in brown-toned brick veneer, exhibiting warm earth tones ranging from medium brown to dark tan. Upper wall sections and gable ends feature vinyl siding in a coordinating olive or dark tan tone. Dark brown trim defines window openings, fascia, and roof edges, creating a unified earth-toned color scheme across all surfaces.

The front facade extends across a broad horizontal plane. The fenestration includes vinyl replacement picture windows and sliding or casement units with dark frames. A horizontal ribbon of windows in the center section provides expansive glazing to the main living areas. The main entry is recessed within the facade. The integrated garage occupies the right (east) portion of the dwelling with an overhead door.

A detached garage or shed structure with light-toned vinyl siding and a front-gable roof is situated to the east of the dwelling, accessed by a concrete driveway extending along the right side of the property. Foundation plantings of mature boxwood and ornamental shrubs line the front facade. The front yard features well-maintained lawn with mature deciduous trees — including a large shade tree at center — and a flowering redbud tree at the left providing seasonal interest. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, brown-toned brick veneer with coordinating siding accents, integrated garage, brick chimney, horizontal window ribbon, earth-toned color scheme, and mature residential landscape.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 22 and 23 (as an estate by the entireties) to John Berkenyi and Gladys Berkenyi, his wife, by Warranty Deed, dated September 2, 1949, recorded June 11, 1953.<sup>1</sup>

Gladys Berkenyi, an unmarried woman by virtue of a decree of divorce entered on May 4, 1951, in Case #29043, Henry County Circuit Court, State of Indiana (titled Gladys Berkenyi vs. John Berkenyi), conveyed Lots 22 and 23 to John Berkenyi, an unmarried man by virtue of the same decree of divorce, by Warranty Deed, dated May 4, 1951, recorded June 11, 1953.<sup>2</sup>

John Berkenyi, an unmarried man, conveyed Lots 22 and 23 to Charles R. Hammond and Helen Hammond, his wife, by Warranty Deed, dated March 27, 1954, recorded May 4, 1954.<sup>3</sup>

Charles R. Hammond and Helen Hammond, his wife, conveyed Lots 22 and 23 to Mamie H. Van Riper by Warranty Deed on September 25, 1954, recorded October 4, 1954.<sup>4</sup>

Mamie H. Van Riper conveyed Lots 22 and 23 to Carl C. Runyon and Mary E. Runyon, his wife, by Warranty Deed on May 26, 1956, recorded May 31, 1956.<sup>5</sup>

Carl C. Runyon and Mary E. Runyon, his wife, conveyed Lot 21 and the west 10 feet of Lot 22 to Benjamin M. Manor and Mary A. Manor, his wife, by Warranty Deed on July 19, 1965, recorded July 20, 1965.<sup>6</sup>

Carl C. Runyon and Mary E. Runyon, his wife, conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Marie Susan Angeline Sino by Warranty Deed on June 28, 1963, recorded July 3, 1963.<sup>7</sup>

Harry V. Stewart and Marilla E. Stewart, his wife, conveyed Lot 24 to Lyle A. Kendall by Warranty Deed, dated March 21, 1955, recorded December 16, 1955.<sup>8</sup>

Lyle A. Kendall and Jean Fern Kendall, his wife, conveyed Lot 24 to Carl C. Runyon and Mary E. Runyon, his wife, by Warranty Deed on July 18, 1956, recorded August 9, 1956.<sup>9</sup>

Carl C. Runyon and Mary E. Runyon, his wife, took out a mortgage from Down River Federal Savings & Loan Association, a U.S. Corporation, in the amount of \$25,406 [to build residence] on January 20, 1961, recorded January 25, 1961, on Lots 22, 23, and 24.<sup>10</sup>

Marie Susan Angeline Sino (of 15 W. First Street, Monroe, Michigan) conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Ralph E. Nurse and Ella Nurse, husband and wife, by Warranty Deed on January 30, 1964, recorded February 4, 1964.<sup>11</sup>

Ralph E. Nurse and Ella J. Nurse (also known as Ella), his wife, conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Employee Transfer Corporation, an Illinois Corporation, by Warranty Deed for \$62,333 on December 5, 1975, recorded February 25, 1976.<sup>12</sup>

Employee Transfer Corporation, an Illinois Corporation authorized to do business in the State of Michigan, conveyed the east 40 feet of Lot 22 and all of Lots 23 and 24 to Leonard Heins and I. Frances Heins, his wife, by Warranty Deed for \$64,000 on January 21, 1976, recorded February 25, 1976.<sup>13</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1961 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1961 during the mature phase of Flat Rock's postwar suburban expansion, this brick Ranch demonstrates the continued quality residential development sustained by the community's industrial prosperity. The brick-and-siding material combination with integrated garage reflects the advanced housing standards serving skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The extended linear form and premium brick construction represent the suburban planning ideals that characterized Flat Rock's residential growth during the late 1950s.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, horizontal emphasis, and two-tone material treatment remain legible. Materials integrity is good, with original brown-toned brick veneer preserved on primary wall surfaces; upper sections feature vinyl siding that may replace original material, and windows are vinyl replacements, but the dominant masonry character remains intact. Workmanship is evident in the quality brick masonry. Setting is well preserved with generous lot, mature trees, and established landscaping. Feeling and association are strong, with the brick Ranch form and integrated garage conveying the residential character of Flat Rock's mature development period.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1961 construction date places it within the mature phase of the district's development. The brick Ranch with siding accents and integrated garage represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of late 1950s residential development.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0022\_002; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                            |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27011 James Avenue                                         |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                  |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                               |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0021_000 Lots 21& 22 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103590                                             | Long: -83.301402                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1967                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Picture/Casements                                                   |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1967–1975 (within district's Late Period, 1922–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>     | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27011 James                                                                                                                                                                                         |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Benjamin M. & Mary A. Manor                                                                                                                                                                         |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

Lesley

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1967 Ranch residence is a 1-story brick dwelling on James Ave. in Flat Rock, situated on a lot with views of the Huron River to the east. The building represents mature residential development during the later years of the district's period of significance. The property retains strong integrity with original brick construction and intact Ranch form.

The house exhibits a compact rectangular footprint with a low-pitch hip roof clad in dark asphalt shingles with broad overhanging eaves and dark fascia. The hip roof configuration and low profile are characteristic of mature 1960s Ranch design. A small vent or plumbing stack is visible at the roof surface.

The exterior walls are clad entirely in red-toned brick veneer, exhibiting warm coloration ranging from medium red to reddish-brown tones characteristic of mid-1960s masonry construction. White-painted trim and soffits provide contrast against the brick. The brick/concrete foundation is continuous with the masonry walls.

The front facade is organized with the main entry slightly left of center, consisting of a white storm door accessed by a small concrete stoop. To the left of the entry, a large vinyl replacement picture window and a smaller vinyl casement or double-hung window provide light to the main living area. To the right of the entry, a vinyl replacement picture window is flanked by burgundy or dark red decorative shutters. A covered carport or open porch extends at the far right, supported by a brick pier, sheltering a parking area accessed by a wide concrete driveway. This open carport substitutes for a traditional enclosed garage.

The front yard is well maintained with manicured lawn. A mailbox at the street edge is marked "27022" (the address for an adjacent or associated property). The Huron River is visible beyond the east side of the property, providing a distinctive riverside setting. An adjacent Ranch dwelling is visible to the left. Recreational vehicles are parked on the neighboring property. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1-story Ranch form, low-pitch hip roof with broad eaves, red-toned brick veneer on all wall surfaces, white trim and soffits, open carport with brick pier at right, compact footprint, and riverside setting with Huron River views.

This dwelling does not exhibit characteristics consistent with identified catalog kit home designs. It was most likely constructed by a local builder using standardized plans available through lumber yards or plan books.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 21 to Lee Thorn by Warranty Deed on June 22, 1948, recorded June 23, 1948.<sup>1</sup>

Lee Thorn, widower, conveyed Lot 21 to Carl C. Runyon and Mary E. Runyon, his wife, by Warranty Deed on September 3, 1960, recorded September 15, 1960.<sup>2</sup>

Carl C. Runyon and Mary E. Runyon, his wife, conveyed Lot 21 and the west 10 feet of Lot 22 to Benjamin M. Manor and Mary A. Manor, his wife, by Warranty Deed on July 19, 1965, recorded July 20, 1965.<sup>3</sup>

Benjamin M. Manor, survivor of himself and Mary A. Manor, his wife, who died August 10, 1970 (and whose Death Certificate was attached), conveyed Lot 21 and the west 10 feet of Lot 22 to Benjamin M. Manor and Donald B. Manor and Esther M. Manor, his wife, as joint tenants with full rights of survivorship and not as tenants in common, by Quit Claim Deed for \$1.00 on January 20, 1973, recorded January 23, 1973.<sup>4</sup>

The Death Certificate of Mary Ann Manor was filed August 13, 1973, recorded January 23, 1973. The certified copy of the death certificate recited that the decedent died August 10, 1970. She was the wife of Benjamin M. Manor.<sup>5</sup>

Benjamin M. Manor, a single man, conveyed Lot 21 and the west 10 feet of Lot 22 to Donald B. Manor and Esther M. Manor, his wife, by Quit Claim Deed for \$1.00 on May 19, 1973, recorded May 24, 1973.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1967 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1967, five years before the Michigan Casting Center's 1972 completion concluded the district's period of significance, this brick Ranch demonstrates the continued quality residential development sustained by the community's industrial prosperity. The full brick construction represents premium housing for the period, reflecting the standards that enabled skilled workers employed by Ford's Village Industries and related enterprises to achieve substantial suburban homes. The riverside setting on James Ave. connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the compact Ranch form, low-pitch hip roof, and brick facade remain as originally constructed; the open carport at right appears to be an original feature. Materials integrity is good, with original red-toned brick veneer preserved on all wall surfaces; only windows have been replaced with vinyl units maintaining original opening proportions. Workmanship is evident in the quality brick masonry. Setting is well preserved, with the riverside lot, maintained lawn, and relationship to adjacent Ranch dwellings conveying the residential character of this section of James Ave. Feeling and association are strong, with the brick Ranch form and riverside setting conveying late 1960s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1967 construction date places it within the mature phase of the district's development. The full brick Ranch with open carport represents quality residential construction. Strong integrity across all seven aspects —

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

with original brick veneer and intact Ranch form — makes it a well-preserved representative of late 1960s residential development, enhanced by its riverside setting overlooking the Huron River.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0021\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27027 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0019_000 Lots 19 & 20 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.10359                                               | Long: -83.301402                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1952                                                                |
| Architectural Style     | Cape Cod                                                            |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1950–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27027 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Melvin A. Isabell and Norma E. Isabell                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | George Van Riper (likely)                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |

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| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
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| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1952 Cape Cod residence is a 1.5-story brick dwelling on James Ave. in Flat Rock, situated on a lot overlooking the Huron River to the east. The property retains strong integrity with original brick construction, intact Cape Cod form, and a prominent exterior brick chimney, making it a well-preserved example of early 1950s residential architecture in the district.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. The steep pitch creates substantial usable space in the upper half-story, a hallmark of the Cape Cod form. A prominent exterior brick chimney rises along the left (west) gable wall, extending above the ridgeline — a character-defining feature providing strong vertical emphasis against the horizontal roof plane. The chimney is constructed in matching red-toned brick.

The exterior walls are clad entirely in red-toned brick veneer exhibiting warm coloration ranging from deep reds to reddish-brown tones characteristic of early 1950s masonry construction. White-painted trim defines window surrounds, corner boards, and roof edges, providing crisp contrast against the dark brick. The brick/concrete foundation is continuous with the masonry walls.

The front facade is organized with the main entry slightly left of center, accessed by a small concrete or brick stoop. A large aluminum replacement picture window dominates the right portion of the facade, providing expansive glazing to the main living area. Smaller aluminum double-hung replacement windows are positioned on the first and upper stories. The upper gable wall is visible above the roofline, and the steep pitch suggests upper-level rooms lit by gable-end windows.

A detached two-car garage with white vinyl siding, dark asphalt shingle front-gable roof, and two overhead doors is situated on the adjacent lot to the left, accessed by a wide concrete driveway. The Huron River is visible behind the property to the east, providing a distinctive riverside setting. The front yard has maintained lawn with a prominent mature deciduous tree, foundation plantings, and spring bulb plantings (daffodils visible). An adjacent dwelling is visible to the right. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1.5-story Cape Cod form with steep side-gable roof, red-toned brick veneer on all wall surfaces, prominent exterior brick chimney on the west gable, white-painted trim, compact rectangular footprint, detached two-car garage on adjacent lot, and riverside setting overlooking the Huron River.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 19 and 20 to Stanley J. Wasik and Theresa Wasik, his wife, by Warranty Deed, dated February 19, 1944, recorded March 22, 1944.<sup>1</sup>

Stanley J. Wasik and Theresa Wasik, his wife, conveyed Lots 19 and 20 to George W. Van Riper and Mamie H. Van Riper, his wife, by Warranty Deed on June 22, 1952, recorded June 30, 1952.<sup>2</sup>

George W. Van Riper and Mamie H. Van Riper, his wife, conveyed Lots 19 and 20 to Melvin A. Isabell and Norma E. Isabell, his wife, by Warranty Deed on June 25, 1952, recorded July 22, 1952.<sup>3</sup>

Melvin A. Isabell and Norma E. Isabell, his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of \$10,071 on August 14, 1952, recorded August 20, 1952, on Lots 18, 19, and 20.<sup>4</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1952 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1952 during the peak period of Ford's Village Industries success, this brick Cape Cod demonstrates the quality residential development the program made possible. The full brick construction with prominent exterior chimney represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial, well-designed suburban homes. The Cape Cod form, with its expandable half-story, was ideally suited to young families seeking affordable homeownership with growth potential near industrial employment. The riverside setting on James Ave. connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the 1.5-story Cape Cod massing, steep side-gable roof, prominent exterior brick chimney, and compact footprint remain as originally constructed. Materials integrity is good, with original red-toned brick veneer preserved on all wall surfaces and the exterior chimney intact; only windows have been replaced with aluminum units maintaining original opening proportions. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved, with the riverside lot, mature trees, and detached garage maintaining residential character. Feeling and association are strong, with the brick Cape Cod form and riverside setting conveying the quality of Flat Rock's peak postwar development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1952 construction date places it at the peak of Village Industries achievements. The full brick Cape Cod with prominent exterior chimney represents quality residential construction within the district. Strong integrity across all seven aspects — with original brick on all surfaces and intact form — makes it a well-preserved representative of early 1950s residential development, enhanced by its riverside setting overlooking the Huron River.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0019\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27051 James Ave.                                            |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0016_000 Lots 16 & 17 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1035945                                             | Long: -83.3014673                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                              |                                        |
|-------------------------|------------------------------|----------------------------------------|
| Construction Date       | 1948 (heavily modified)      |                                        |
| Architectural Style     | Contemporary                 |                                        |
| Building Form           | 2 Story Rectilinear          |                                        |
| Roof Form               | Complex                      |                                        |
| Roof Materials          | Asphalt Shingles             |                                        |
| Exterior Wall Materials | Horizontal Wood Siding[?]    |                                        |
| Foundation Materials    | Cement/basement              |                                        |
| Window Materials        | Vinyl replacements           |                                        |
| Window Type             | Casement                     |                                        |
| Outbuildings            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Number/Type:            |                              |                                        |

## Eligibility

|                                                                                     |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                               | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                            | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                    | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input checked="" type="checkbox"/>                                    |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                             | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                           | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? no |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                        | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                                  | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                                 | 27051 James Ave.                                                                                                                                                                                    |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                             | John Reitsma and Cornelia Reitsma                                                                                                                                                                   |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                               | Single Family Residential                                                                                                                                                                           |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                                | Single Family Residential                                                                                                                                                                           |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                         | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                                  | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 27051 James Avenue is a two-story house originally constructed in 1948 that has undergone extensive contemporary alterations and additions fundamentally transforming its original character. The current structure presents a complex multi-level configuration combining the original building with substantial additions, creating varied rooflines and building volumes unlike typical 1948 residential construction. Multiple brick chimneys rise from different portions, indicating multiple construction phases. The exterior walls are clad in horizontal wood siding stained or painted brown, providing a unified appearance that obscures the distinction between original and added elements. The fenestration reflects the modified configuration rather than typical 1940s residential design. An elevated deck or outdoor living space extends from the building, representing a substantial contemporary addition. The site includes extensive hardscape and mature landscaping reflecting modern residential enhancement. While the building retains its original location and 1948 construction date within the district's period of significance, the cumulative additions, altered rooflines, contemporary siding, modified fenestration, and deck addition eliminate its ability to convey its postwar residential origins. The property reads as a modern renovation rather than a late 1940s dwelling.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

James Middleton, a single man, conveyed Lot 17 to Sam L. Vreeland and Grace Y. Vreeland, his wife, by Quit Claim Deed, dated August 8, 1940, recorded August 10, 1940.<sup>1</sup>

Grace Y. Vreeland, a widow and survivor of her husband Sam L. Vreeland, conveyed all that part of Lots 16 and 17 described as the northerly half of Lot 17 and all of Lot 16 (except the following described land: beginning at the intersection of Lot 15 and the shore line of the Huron River; thence N 82° 24' 10" E. along the line between Lots 15 and 16, 132.85 feet; thence S 75° 19' 20" W., 136.09 feet to the shore line of the Huron River; thence N 1° 58' W. 45.29 feet to the point of beginning) to Clifford Navarre and Antoinette Navarre, his wife, by Warranty Deed, dated November 4, 1941, recorded May 27, 1947.<sup>2</sup>

Grace Y. Vreeland also conveyed the southerly half of Lot 17 to Clifford Navarre and Antoinette Navarre, his wife, by Warranty Deed, dated May 23, 1947, recorded May 27, 1947.<sup>3</sup>

Clifford Navarre and Antoinette Navarre, his wife, conveyed Lots 16 and 17 to John Reitsma and Cornelia Reitsma, his wife, as an estate by the entireties, by Warranty Deed on June 22, 1948, recorded June 23, 1948.<sup>4</sup>

The Death Certificate of Cornelia Reitsma was filed and recorded on March 3, 1970. The certified copy of the death certificate recited that the decedent died February 16, 1970. She was the wife of John Reitsma.<sup>5</sup>

John Reitsma, a single man and survivor of himself and Cornelia Reitsma, his deceased wife (whose death certificate was attached), conveyed Lots 16 and 17 to Herman J. Reitsma, Viola C. Stanton, and Jack G. Reitsma, as tenants in common, by Warranty Deed for \$1.00 on February 26, 1970, recorded March 3, 1970. The grantor reserved to himself a life estate in said land.<sup>6</sup>

Herman J. Reitsma and Alva Reitsma, his wife, and Jack Reitsma and Patricia Reitsma, his wife, and Viola C. Stanton, a single woman, conveyed Lots 16 and 17 to James C. Bobcean, a single man, by Warranty Deed on April 20, 1984, recorded May 1, 1984.<sup>7</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The property at 27051 James Avenue is not recommended as eligible for listing in the National Register of Historic Places as a contributing resource to the Flat Rock Historic District due to severely compromised integrity resulting from extensive alterations, additions, and contemporary modifications that fundamentally eliminate its ability to convey its historical significance as part of Flat Rock's post-war residential development during the late period of significance (1920-1975).

This 1948 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations.

Historical Context: The 1948 construction date falls within the district's period of significance, and the original dwelling would have represented early postwar residential development serving workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original James Avenue site, though the dramatically altered building configuration compromises its relationship to the surrounding residential context. Design integrity is poor — extensive additions create a complex multi-level composition with varied rooflines and building volumes bearing no resemblance to the original 1948 form. Materials integrity is poor — uniform contemporary brown siding obscures all evidence of original construction and eliminates the distinction between original and added elements. Workmanship is unreadable beneath contemporary modifications. Setting is diminished by the altered massing and modern site treatment. Feeling and association are lost, as the building reads as a modern renovation rather than a late 1940s dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the 1948 construction date falls within the period of significance, cumulative alterations — extensive additions, complete material replacement, altered rooflines, and contemporary site modifications — have eliminated the property's ability to convey its historical character. The original 1948 residential form is no longer legible.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0016\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27079 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0012_000 Lots 12 & 13 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104476                                              |                                       | Long: -83.301719                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1949                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled -Low pitch                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum/Vinyl                                                      |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated garage                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1949–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input checked="" type="checkbox"/>              | Altered <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              |                                                                                                                                                                                                     | 27079 James Ave.                                        |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                                                                                                                                                     | James W. and Peggy E. Price                             |                                                 |                                                                                                                                         |
| Historic Building Use                                                            |                                                                                                                                                                                                     | Single Family Residence                                 |                                                 |                                                                                                                                         |
| Current Building Use                                                             |                                                                                                                                                                                                     | Single Family Residence                                 |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      |                                                                                                                                                                                                     | unknown                                                 |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                                                                                                                                                     | unknown                                                 |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1949 Ranch residence is a 1-story brick dwelling on James Ave. in Flat Rock, situated on a lot with views of the Huron River to the east. The property retains strong integrity with original brick construction, intact Ranch form, integrated garage, and a prominent brick chimney.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with broad overhanging eaves. A circular gable vent is centered in the right (east) gable end. A prominent brick chimney rises from the interior roof surface near the center of the dwelling, constructed in matching red-toned brick with a capped flue.

The exterior walls display a two-material treatment. The primary dwelling section is clad in red-toned brick veneer exhibiting warm coloration ranging from deep reds to reddish-brown tones characteristic of late 1940s masonry construction. The integrated garage wing at the far left and the upper gable sections are clad in vinyl siding in a tan or olive tone — likely replacing original wood siding or representing an addition/modification. White-painted trim defines window surrounds and roof edges.

The front facade is organized with the main dwelling to the right, featuring vinyl double-hung replacement windows with white frames evenly spaced across the brick elevation. The main entry is positioned left of center with a gray-painted door accessed by concrete steps. Between the main house and the garage wing, an enclosed or screened porch with glazed panels creates a transitional space. The integrated garage at the far left features a white overhead door with brick veneer on the lower walls and vinyl siding above.

Well-maintained boxwood hedges and ornamental shrub plantings line the front foundation. The front yard is expansive with manicured lawn, a white garden trellis near the entry, and mature deciduous and evergreen trees providing canopy shade. The Huron River is visible behind the property to the east. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, red-toned brick veneer on the primary dwelling, prominent brick chimney, integrated garage, circular gable vent, and riverside setting overlooking the Huron River.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed **Lot 12** in the Huron River Subdivision to August L. Bunte and Emogene Bunte, his wife, by Warranty Deed on December 23, 1925, recorded January 23, 1926. Building restrictions applied.<sup>1</sup>

August L. Bunte and Cora Bunte, his wife, conveyed **Lot 12** to Charles C. Lautenschlager and Jessie G. Lautenschlager, his wife, by Warranty Deed on October 19, 1943, recorded December 13, 1943.<sup>2</sup>

Henry J. Bunte and Anna C. Bunte, his wife, George W. Bunte and Ellen M. Bunte, his wife, conveyed **Lot 13** to Charles C. Lautenschlager and Jessie G. Lautenschlager, his wife, by Warranty Deed, dated March 4, 1926, recorded September 12, 1929. Building restrictions applied.<sup>3</sup>

The State of Michigan, under Act #155 of P.A. of 1937, conveyed **Lots 12 and 13** to Charles Lautenschlager by Quit Claim Deed in the amount of \$13.70 on September 9, 1942, recorded September 8, 1943.<sup>4</sup>

Charles C. Lautenschlager and Jessie G. Lautenschlager, his wife, conveyed **Lots 12 and 13** to Delmar C. Groves and Ruth Groves, his wife, by Warranty Deed, dated December 17, 1943, recorded March 28, 1944.<sup>5</sup>

J. Avery Cunliffe and Hazel Cunliffe, his wife, conveyed **Lot 13** to Delmar C. Groves and Ruth Groves, his wife, by Quit Claim Deed on April 8, 1944, recorded June 4, 1948.<sup>6</sup>

Delmar C. Groves and Ruth Groves, his wife, conveyed **Lots 12, 13, 14, and 15** to James W. Price and Peggy E. Price, his wife, as tenants by the entirety, by Warranty Deed, dated June 12, 1948, recorded June 18, 1948.<sup>7</sup>

James W. Price and Peggy E. Price, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of \$3,800 on July 22, 1950, recorded July 27, 1950, on **Lots 12 through 15** inclusive.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1949 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this brick Ranch demonstrates the quality residential development the program made possible. The brick construction with integrated garage represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial suburban homes near employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The riverside setting on James Ave. connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and prominent brick chimney remain as originally constructed. The enclosed porch between house and garage represents a minor modification. Materials integrity is good, with original red-toned brick veneer preserved on the primary dwelling; the garage wing and upper gable feature vinyl siding, and windows are vinyl replacements, but the dominant brick character remains

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.



intact. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved with generous lot, mature trees, boxwood foundation plantings, and riverside views. Feeling and association are strong, with the brick Ranch form and riverside setting conveying the quality of Flat Rock's peak postwar development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1949 construction date places it at the peak of Village Industries achievements. The brick Ranch with integrated garage and prominent chimney represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of late 1940s residential development, enhanced by its riverside setting overlooking the Huron River.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0012\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27111 James Avenue                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0010_001 Lots 10 & 11 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104751                                              | Long: -83.301715                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1949                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable – Low pitch                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1949–1975 (within district's Late Period, 1922–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27111 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Albert F. & Freda E. Flaishans                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Andrew Bodary (likely)                                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1949 Ranch residence is a 1-story dwelling on James Ave. in Flat Rock, situated on a lot with views of the Huron River to the east. The property features a distinctive two-material facade treatment combining brick veneer and permastone (coursed ashlar limestone veneer), and retains strong integrity with the original masonry construction and intact Ranch form.

The house exhibits an extended linear footprint with a low-pitch hip roof clad in brown asphalt shingles with broad overhanging eaves and white-painted soffits. A brick chimney rises from the interior roof surface near the center of the dwelling.

The exterior walls display a characteristic late 1940s two-material treatment. The integrated garage wing at the far left and the right (east) portion of the facade are clad in red-toned brick veneer exhibiting warm coloration ranging from deep reds to reddish-brown tones. The center section of the facade surrounding the main entry is clad in buff-toned permastone — a coursed ashlar limestone veneer in tan and gold tones — providing a contrasting accent panel. A permastone ledge or planter extends across the base of this center section. This brick-and-permastone combination was a popular decorative treatment for quality Ranch houses in the late 1940s and early 1950s, and represents an original design feature rather than a later alteration.

The integrated single-car garage occupies the far left of the facade with a white overhead door, brick veneer side walls, and wall-mounted exterior lights. The main entry is centered within the permastone accent section, accessed by a small stoop. Vinyl double-hung replacement windows with white frames are evenly spaced across the facade, maintaining original opening proportions.

The front yard is expansive with well-maintained lawn and various decorative elements and plantings near the entry. Adjacent brick dwellings are visible on both sides, consistent with the streetscape of brick Ranch houses along this section of James Ave. The Huron River is visible beyond the property to the east. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Mature deciduous trees provide canopy shade. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch hip roof with broad eaves, two-material facade combining red-toned brick veneer and buff-toned permastone accent, integrated garage, brick chimney, permastone entry surround and planter ledge, and riverside setting overlooking the Huron River.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed **Lot 11** in the Huron River Subdivision to John J. Ferstle and Sarah E. Ferstle, his wife, by Warranty Deed on July 9, 1925, recorded July 22, 1925.<sup>1</sup>

John J. Ferstle and Sarah E. Ferstle, his wife, conveyed **Lot 11** to Gerald Maskrey and Doris A. Maskrey, his wife, as tenants by the entireties, by Warranty Deed on September 13, 1943, recorded May 13, 1949.<sup>2</sup>

Andrew Bodary and Ellen B. Bodary, his wife, conveyed the south 25 feet of **Lot 10 and all of Lot 11** to Albert F. Flaishans and Freda E. Flaishans, his wife, by Warranty Deed on August 17, 1949, recorded September 20, 1949.<sup>3</sup>

Albert F. Flaishans and Freda E. Flaishans, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of \$9,000 on October 6, 1950, recorded October 16, 1950, on the south 25 feet of **Lot 10 and all of Lot 11** and other lands.<sup>4</sup>

A Notice of Claim of Interest was filed by Michcon Conservation Company on September 7, 1983, recorded February 2, 1984, covering the south 25 feet of **Lot 10** and other lands. The notice was a claim under 1945 PA 200 for energy conservation measures.<sup>5</sup>

Gerald Maskrey and Doris A. Maskrey, his wife, conveyed **Lot 11** and Lots 9 and 10 to Andrew Bodary and Ellen B. Bodary, his wife, by Warranty Deed on January 18, 1949, recorded March 18, 1949.<sup>6</sup>

A Notice of Claim of Interest was filed by Michcon Conservation Company on September 7, 1983, recorded February 2, 1984, covering **Lot 11** and other lands. The notice was a claim under 1945 PA 200 for energy conservation measures.<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1949 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1949 during the peak period of Ford's Village Industries success — when the program achieved a 73% homeownership rate exceeding national averages — this brick-and-permastone Ranch demonstrates the quality residential development the program made possible. The two-material masonry facade with integrated garage represents a premium investment in permanent housing, reflecting the prosperity that enabled industrial workers to achieve substantial suburban homes near employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The brick-and-permastone combination was a popular decorative treatment of the period, demonstrating the design options available to Flat Rock's established workforce. The riverside setting connects the property to the Huron River, central to both the community's agricultural origins and Ford's hydroelectric-powered industrial development.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the extended linear Ranch form, low-pitch hip roof, integrated garage, brick-and-permastone facade treatment, and permastone entry surround remain as originally constructed. Materials integrity is good, with original red-toned brick veneer and buff-toned permastone preserved; only windows have been replaced with vinyl units maintaining original

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

opening proportions. Workmanship is evident in the quality brick masonry and permastone installation. Setting is well preserved with generous lot, mature trees, and relationship to adjacent brick Ranch dwellings along James Ave. Feeling and association are strong, with the brick-and-permastone Ranch form conveying the quality of Flat Rock's peak postwar development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1949 construction date places it at the peak of Village Industries achievements. The brick-and-permastone Ranch with integrated garage represents quality residential construction. Strong integrity across all seven aspects — with original masonry materials and intact Ranch form — makes it a well-preserved representative of late 1940s residential development, enhanced by its riverside setting overlooking the Huron River.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0010\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27123 James Avenue                                        |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                 |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0008_002 Lots 8 & 9 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104968                                            | Long: -83.301693                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1954                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side gabled – low pitch                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer w/ aluminum sided accents                              |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated garage                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1954–1975 (within district's Late Period, 1922–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27123 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | James A. Reiser & Patricia Reiser                                                                                                                                                                   |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Andrew Bodary (likely)                                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1954 Ranch residence is a 1-story dwelling on James Ave. in Flat Rock, featuring a two-material facade combining brick veneer and aluminum siding. The property retains strong integrity with the original brick construction and intact Ranch form.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in dark asphalt shingles with broad overhanging eaves. A small brick chimney or vent stack rises from the interior roof surface. The low roofline and extended horizontal massing are characteristic of mid-1950s Ranch design.

The exterior walls display a two-material treatment. The left (west) portion of the facade — the primary dwelling section — is clad in red-toned brick veneer exhibiting warm coloration characteristic of 1950s masonry construction. The right (east) portion encompassing the integrated garage wing and the upper gable end on the left side are clad in white aluminum siding. The transition between brick and siding occurs at the center of the facade near the main entry, a common treatment for 1950s Ranch houses that paired masonry on the living areas with lighter cladding on utility sections.

The main entry is positioned at the junction of the brick and siding sections, featuring a teal or dark green-painted door with a small entry stoop and brick steps. A decorative wrought-iron element is mounted on the brick wall to the left of the entry. Aluminum replacement windows include double-hung units on the brick section with dark-toned shutters and what appears to be a picture window, all with white frames.

The integrated two-car garage occupies the right portion of the facade with a wide overhead door in a light tan or beige tone. The garage wing is clad entirely in white aluminum siding matching the upper gable sections. A concrete driveway and gravel parking area provide vehicular access.

The front yard is maintained with lawn, a prominent young blue spruce tree near the entry, and foundation plantings. Adjacent brick Ranch dwellings are visible on both sides, consistent with the streetscape along this section of James Ave. Mature deciduous trees provide canopy shade. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, two-material facade combining red-toned brick veneer and aluminum siding, integrated two-car garage, brick entry stoop, and horizontal emphasis.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 8 to Arthur W. Long and Grace M. Long, his wife, by entireties with right of survivorship, by Warranty Deed, dated July 17, 1925, recorded March 27, 1931.<sup>1</sup>

Arthur W. Long and Grace M. Long, his wife, conveyed Lot 8 to Clarence W. Meyers and Emma W. Meyers, husband and wife, as tenants by the entireties, by Warranty Deed, dated March 1, 1947, recorded March 7, 1947.<sup>2</sup>

Clarence W. Meyers and Emma W. Meyers, his wife, conveyed the south 25 feet of Lot 8 to James A. Reiser and Patricia Reiser, his wife, by Warranty Deed for \$2,000 on November 2, 1981, recorded November 5, 1981.<sup>3</sup>

Andrew Bodary and Ellen B. Bodary, his wife, conveyed Lot 9 and the north 25 feet of Lot 10 to James A. Reiser and Patricia Reiser, his wife, by Warranty Deed on November 7, 1952, recorded August 6, 1953.<sup>4</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1954 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1954 during the postwar suburban expansion, this brick-and-siding Ranch demonstrates the continued quality residential development sustained by Flat Rock's industrial prosperity. The brick construction on the primary living section with integrated two-car garage reflects the housing standards serving skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The brick-and-siding combination was a common treatment for mid-1950s Ranch houses, pairing premium masonry on public-facing living areas with lighter cladding on utility sections.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and brick-and-siding facade treatment remain legible. Materials integrity is good, with original red-toned brick veneer preserved on the primary dwelling section; the aluminum siding on the garage wing and upper gable may replace original material, and windows are aluminum replacements, but the dominant brick character remains. Workmanship is evident in the quality brick masonry. Setting is well preserved with generous lot, mature trees, and relationship to adjacent brick Ranch dwellings along James Ave. Feeling and association are strong, with the brick Ranch form and integrated garage conveying mid-1950s residential character.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1954 construction date places it within the mature phase of the district's development. The brick Ranch with aluminum siding accents and integrated two-car garage represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of mid-1950s residential development.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0008\_002; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27145 James Avenue                                        |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                 |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0006_302 Lots 6 & 7 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.105253                                            | Long: -83.301688                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1929                                                                |
| Architectural Style     | Tudor Revival                                                       |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Multi-gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Casement                                                            |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input checked="" type="checkbox"/>                                                                                                                                                     | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development                                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1922-1972 (Late Period of Significance)                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows/Siding                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27145 James Ave.                                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Paul & Julia Fawl                                                                                                                                                                                   |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1929 Tudor Revival residence is a 2-story brick dwelling situated on James Ave. in Flat Rock, overlooking the Huron River to the east. The building represents early Village Industries-era residential development and exhibits the steep-pitched intersecting gable roofs and mixed-material facade characteristic of the Tudor Revival style popular during the late 1920s. The property retains strong integrity in its distinctive Tudor form and original brick masonry despite upper-story material alterations and replacement windows.

The house exhibits a compact footprint with a complex roof form dominated by two steeply pitched front-facing gables of unequal height creating a dramatic, asymmetrical profile. The taller right gable rises to the full two-story height while the shorter left gable intersects at a lower ridgeline. The roofs are clad in dark asphalt shingles. The extreme pitch is a hallmark of Tudor Revival design, evoking medieval English precedents.

The exterior walls display a characteristic Tudor two-material treatment. The first story and portions of the second story are clad in polychrome brick veneer exhibiting a warm palette of reds, browns, tans, and dark headers arranged in decorative patterns. The upper gable faces are clad in cream or tan vinyl siding — likely replacing original decorative half-timbering with stucco infill or wood siding that would have provided the material contrast typical of Tudor Revival design. White-painted trim defines the transition between brick and siding sections and outlines the steep gable profiles.

The main entry is centered on the front facade within the left gable section, featuring an arched doorway with a fan-shaped transom or arched surround framed by a pointed Tudor arch detail formed by the converging rooflines above. The white-painted entry door is set beneath this arch with the address "27145" mounted above. A small entry porch with concrete or stone landing and black metal railings provides access via steps. The arched entry treatment is a primary character-defining feature of the Tudor Revival style.

The fenestration consists of vinyl double-hung replacement windows with dark frames positioned on both stories. The upper gable faces each contain windows — paired on the left gable, single on the right — providing light to second-floor rooms. First-floor windows flank the entry and are positioned on the right gable section. The original windows were likely multi-pane wood-sash casements consistent with Tudor Revival design.

A detached garage is situated behind the house. A red-painted barn or shed structure is visible to the left rear of the property. The lot slopes gently toward the Huron River, visible beyond the east property line through mature trees. The front yard is maintained with lawn, ground-cover plantings (ivy) along the foundation, and mature evergreen and deciduous trees. The riverside setting provides a distinctive landscape context.

Character-defining features include the steeply pitched intersecting front gables of unequal height, polychrome brick veneer with decorative patterning, arched Tudor entry with fan transom, two-material facade treatment (brick below, siding above), compact massing, asymmetrical profile, riverside setting overlooking the Huron River, and detached garage to the rear.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

In 1930, Paul & Julia Fawl were living at 411 James Ave., and Paul was employed as a Die Maker for the Lamp Plant.<sup>1</sup> In 1939, Paul & Julia Fawl and family were living at 27145 James.<sup>2</sup> In 1950, Clarence & Emma Meyers and daughters resided at 27145 James; and Clarence worked as tool maker for the refrigerator plant.<sup>3</sup> On May 11, 1957, Miss Marilyn Meyers or Clarence Meyers purchased a series "E" U.S. Defense Bond; the bond registry shows their address to be 27145 James Ave. Flat Rock, Michigan.<sup>4</sup> In 1961 through 1971, Clarence W. Meyers was living at 27145 James.<sup>5</sup>

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 7 to Paul Fawl by Warranty Deed, dated September 9, 1926, recorded October 16, 1929. Building restrictions applied.<sup>6</sup>

Paul Fawl and Julia Fawl, his wife, took out a mortgage from Peoples State Bank of Belleville, a Michigan Corporation, in the amount of \$4,000 on November 2, 1929, recorded November 5, 1929, on Lot 7. This mortgage was later discharged.<sup>7</sup>

Paul W. Fawl and Julia V. Fawl, his wife, conveyed Lot 7 to Clarence Meyers and Emma Meyers, his wife, by Warranty Deed on December 5, 1941, recorded January 9, 1942. Building restrictions applied.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1929 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Constructed c. 1929 during the early years of Ford's Village Industries period, this Tudor Revival residence represents quality residential development during the initial phase of Flat Rock's industrial transformation. The Tudor Revival style — with its polychrome brick, arched entry, and steep intersecting gables — demonstrates the architectural diversity and quality housing that the community's emerging industrial prosperity enabled. The riverside setting on James Ave. overlooking the Huron River connects the property to the waterway that was central to both the community's agricultural origins and Ford's subsequent industrial development, which utilized the river for hydroelectric power.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site overlooking the Huron River. Design integrity is good — the steeply pitched intersecting gables, asymmetrical massing, arched Tudor entry, and two-material facade treatment remain clearly legible and distinctly Tudor in character. Materials integrity is good; the original polychrome brick veneer with decorative patterning is preserved on the first story and lower walls, demonstrating quality late 1920s masonry. The upper gable faces have been clad in vinyl siding, likely replacing original half-timbering or stucco,

<sup>1</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 228 (stamped), enumeration district (ED) 82-880, sheet 12A, dwelling 245, family 269, Paul & Julia Fall; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-ZN?cat=1036363&i=460&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 461 of 1148; United States. National Archives and Records Administration.

<sup>2</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 2, dwelling 18, for Clarence & Emma Meyers and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R39?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 3 of 15; United States. National Archives and Records Administration.

<sup>4</sup> "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond (\$25.00) by Miss Marilyn Meyers or Clarence Meyers on May 11, 1957; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 46, for Ford Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemil/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

and windows are vinyl replacements — but the dominant brick character and Tudor detailing remain intact. Workmanship is evident in the polychrome brickwork patterning and arched entry construction. Setting is well preserved, with the riverside lot, mature trees, and detached garage maintaining the residential context. Feeling and association are strong, with the Tudor Revival form and period brickwork clearly conveying late 1920s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1929 construction date places it within the early Village Industries period. The Tudor Revival design with polychrome brick, arched entry, and steep intersecting gables demonstrates the architectural diversity of the district's residential development. Strong integrity across all seven aspects — particularly in the original brick masonry and distinctive Tudor form — makes it a notable example of late 1920s residential architecture, enhanced by its riverside setting overlooking the Huron River.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by 58\_092\_02\_0006\_302 Lots 6 & 7; generically citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                             |                                                           |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            |                                             | 27165 James Avenue                                        |                                       |                                         |                                   |
| City/Township, State, Zip Code                            |                                             | Flat Rock, Michigan 48134                                 |                                       |                                         |                                   |
| County                                                    |                                             | Wayne County                                              |                                       |                                         |                                   |
| Assessor's Parcel #                                       |                                             | 58_092_02_0005_300 Lots 5 & 6 Huron River Sub (June 1925) |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) |                                             | Lat: 42.105507                                            |                                       | Long: -83.30173                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>                     | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1926                                                                |
| Architectural Style     | Craftsman Bungalow                                                  |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side gabled w/ dormer                                               |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

**Eligibility**

|                                                                                  |                                                                |                                                                                                                                                                                                     |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                                                                                                                                                                | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         |                                                                | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/>                                                                                                                                             | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                                                                                                                                                                     |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          |                                                                | Community Planning and Development; Industry                                                                                                                                                        |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        |                                                                | c. 1926–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                                                                                                                                                                     |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                                                                                                                                                                  | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>     | Windows Moved <input type="checkbox"/> Date(s):                                                                                         |
| Current/Common Name                                                              |                                                                | 27165 James Ave.                                                                                                                                                                                    |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                | Frank Pfluger and Marie Pfluger                                                                                                                                                                     |                                                 |                                                                                                                                         |
| Historic Building Use                                                            |                                                                | Single Family Residence                                                                                                                                                                             |                                                 |                                                                                                                                         |
| Current Building Use                                                             |                                                                | Single Family Residence                                                                                                                                                                             |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      |                                                                | unknown                                                                                                                                                                                             |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                | unknown                                                                                                                                                                                             |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1926 Craftsman Bungalow is a 1.5-story brick dwelling on James Ave. in Flat Rock, representing early Village Industries-era residential development. The property retains strong integrity with original brick construction, intact Craftsman form, heavy brick porch columns, and a prominent brick chimney, making it one of the earlier and more architecturally distinctive houses in the district.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown asphalt shingles featuring broad overhanging eaves — a hallmark of the Craftsman style. A large front-facing gabled dormer projects from the front roof slope, providing light and headroom to the upper half-story. The dormer is clad in cream or tan vinyl siding, likely replacing original wood siding or wood shingles. A brick chimney rises from the right (east) roof slope.

The exterior first-story walls are clad entirely in buff or tan-toned brick veneer, exhibiting a warm golden coloration with subtle variation. The brick is laid in common bond with darker header courses creating banding, a decorative treatment characteristic of 1920s Craftsman masonry.

A full-width front porch is the dominant feature of the facade, sheltered by an extension of the main roof supported by two heavy square brick piers with concrete caps. The porch is accessed by a central concrete staircase with the address "27165" displayed on the risers. A low brick knee wall with concrete cap connects the piers and defines the porch perimeter. The porch floor appears to be concrete. Porch furniture occupies the space, demonstrating continued use as functional outdoor living area.

The main entry is centered on the facade behind the porch, with a dark-painted door. A large vinyl double-hung replacement window is positioned to the right of the entry. The dormer above features paired vinyl double-hung replacement windows with white frames and trim. The original windows were likely wood-sash, possibly with multi-pane upper sash characteristic of Craftsman design.

A detached garage is visible behind the house to the left. The front yard is well maintained with boxwood foundation hedges, a mature lilac bush to the right, and abundant spring bulb plantings — grape hyacinth and white flowers blanket the lawn. Mature deciduous trees provide canopy shade. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Utility poles and overhead lines are present along the frontage.

Character-defining features include the 1.5-story Craftsman Bungalow form, side-gable roof with broad overhanging eaves, large front gabled dormer, full-width front porch with heavy square brick piers and brick knee wall, buff-toned brick veneer with decorative header banding, central staircase, brick chimney, and well-established residential landscape.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 5 & 6 in the Huron River Subdivision to Fred Rutkowsky and Lena Rutkowsky, his wife, by Warranty Deed on July 9, 1925, recorded September 4, 1925. Building restrictions applied.<sup>1</sup>

Fred Rutkowsky and Lena Rutkowsky, his wife, conveyed Lot 5 to Frank Pfluger and Mari Pfluger, his wife, by Warranty Deed on May 4, 1926, recorded May 17, 1926. Building restrictions applied.<sup>2</sup>

Frank Pfluger and Marie Pfluger, his wife, took out a mortgage from the State Savings Bank of Flat Rock, Michigan, in the amount of \$800 on December 17, 1926 [to build residence], recorded December 20, 1926, on Lot 5.<sup>3</sup>

Frank Pfluger and Mari Pfluger, his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of \$1,125 on August 17, 1935, recorded September 9, 1935, on Lot 5.<sup>4</sup>

Fred Rutkowsky and Lena Rutkowsky, his wife, and Henry Rutkowsky conveyed Lot 6 and other lands to Dora Ferstle and Henry Rutkowsky, as tenants in common, by Warranty Deed, dated November 20, 1945, recorded January 17, 1946.<sup>5</sup>

Dora Ferstle, Henry Rutkowsky, and Mary Rutkowsky, his wife, conveyed Lot 6 and other lands to Ellen J. Fowler by Quit Claim Deed on February 11, 1947, recorded February 20, 1947. Ellen J. Fowler then conveyed Lot 6 and other lands to Henry Rutkowsky and Mary Rutkowsky, his wife, by Quit Claim Deed on February 11, 1947, recorded February 20, 1947.<sup>6</sup>

Henry Rutkowsky and Mary Rutkowsky, his wife, conveyed Lot 6 to Clarence Meyers and Emma Meyers, his wife, by the entireties and not otherwise, by Warranty Deed, dated April 29, 1948, recorded May 3, 1948.<sup>7</sup>

The Death Certificate of Frank Pfluger, married, was filed, noting the decedent died April 2, 1959. He was the husband of Mary (Maria) Pfluger. The certificate was recorded October 2, 1962.<sup>8</sup>

Mary Pfluger, also known as Mari Pfluger, survivor of herself and Frank Pfluger, her deceased husband, conveyed Lot 5 to George Pfluger, Julia Stenger, and Frances Gudith, as tenants in common, by Quit Claim Deed on September 25, 1962, recorded October 2, 1962. The grantor reserved unto herself a life estate.

The Death Certificate of Mary Pfluger (also known as Mari, Maria, and Marie Pfluger), widowed, was filed, noting the decedent died February 4, 1964. She was the wife of Frank Pfluger (deceased). The certificate was recorded July 27, 1964.

George Pfluger and Margaret Pfluger, his wife, Julia Stenger, and Frances Gudith, as tenants in common, conveyed Lot 5 to Charles R. Hammond and Helen Hammond, his wife, by Warranty Deed on July 15, 1964, recorded July 27, 1964.

Charles R. Hammond and Helen Hammond, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$18,750 on July 15, 1964, recorded July 27, 1964, on Lot 5 and other lands.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1926 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Constructed c. 1926 during the earliest years of Ford's Village Industries period, this Craftsman Bungalow represents the initial wave of quality residential

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

development that followed Ford's 1922–1923 establishment of the Village Industries Headlamp Plant. The Craftsman style — with its emphasis on quality materials, honest construction, and functional design — was among the most popular residential forms during the 1920s. The full brick construction with heavy porch piers demonstrates the premium housing that Ford's industrial transformation made possible, and the 1926 date places this among the earliest Village Industries-era dwellings in the district. The Craftsman Bungalow form also represents the architectural diversity of the district's residential development, predating the Ranch and Cape Cod types that would dominate postwar construction.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original James Avenue site. Design integrity is good — the 1.5-story Craftsman form, side-gable roof with broad eaves, full-width porch with heavy brick piers and knee wall, front gabled dormer, and brick chimney remain as originally constructed. Materials integrity is good, with original buff-toned brick veneer and brick porch columns preserved; the dormer features vinyl siding likely replacing original wood, and windows are vinyl replacements, but the dominant brick character and Craftsman detailing remain intact. Workmanship is evident in the quality brick masonry, decorative header banding, and porch pier construction. Setting is well preserved with established landscape, mature plantings, and detached garage to the rear. Feeling and association are strong, with the Craftsman form and 1920s brick construction clearly conveying early Village Industries-era residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1926 construction date places it among the earliest Village Industries-era dwellings. The Craftsman Bungalow form with full brick first story, heavy brick porch piers, decorative header banding, and front gabled dormer demonstrates the architectural quality and diversity of the district's early residential development. Strong integrity across all seven aspects makes it a notable example of 1920s Craftsman architecture within the district.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0005\_300; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26612 W. Huron River Drive                                                  |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0045_000 Lot 45 <b>Assessor's Flat Rock Plat No. 3</b> (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.100518                                                              | Long: -83.294529                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input type="checkbox"/><br>Industrial <input checked="" type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940                                                                |
| Architectural Style     | Utilitarian Industrial                                              |
| Building Form           | 1-story rectilinear                                                 |
| Roof Form               | Flat                                                                |
| Roof Materials          | Metal                                                               |
| Exterior Wall Materials | Metal panels over concrete block (1941)                             |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Non-visible                                                         |
| Window Type             | N/A                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Transportation                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1940–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Metal Panels-Ext.                    | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Historic Name                                                                    | Auto Repair / Tin Shop (per 1941 Sanborn map)                                                                                                                                                       |                                                         |                                      |                                                                                                                                         |
| Current/Common Name                                                              | 26612 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Ralph P. & Mary White                                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Auto Repair Shop / Tin Shop                                                                                                                                                                         |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Small Industrial                                                                                                                                                                                    |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1940 industrial building is a 1-story utilitarian structure at 26612 W. Huron River Dr. in Flat Rock, situated immediately adjacent to the Detroit, Toledo and Ironton (D.T.&I.) railroad tracks. The building is directly across W. Huron River Drive from the site of Ford's Village Industries Headlamp Plant and likely supported lamp plant operations or served the broader industrial workforce. Documented on the 1941 Sanborn Fire Insurance Map as an "Auto Repair / Tin Shop" on Lot 45, the building represents the small-scale commercial and industrial activity that developed alongside Ford's primary industrial operations.

The structure presents a rectangular footprint oriented parallel to the D.T.&I. tracks. The 1941 Sanborn map documents the original construction as concrete block (C.B.) walls with pilasters, a concrete floor, and a flat roof — standard utilitarian industrial construction of the period. The current exterior is clad in vertical metal panel siding in a tan or beige tone, applied over the original concrete block walls. A smaller attached or adjacent structure with dark brown metal siding is visible at the left (west) end. The roof appears to be flat or low-pitch with a white or light-toned metal cap or parapet edge.

No windows are visible on the street-facing (south) elevation; the building presents a largely blank facade to W. Huron River Drive, consistent with industrial/shop use where fenestration and access would be oriented toward the working side or rear. Service doors or bay openings are likely located on other elevations.

The building sits immediately north of the D.T.&I. railroad tracks, with a railroad grade crossing — equipped with modern crossing signals, gates, and "Stop on Red Signal" signage — directly adjacent to the west end of the property. The proximity to the D.T.&I. tracks is significant: the railroad was a key component of Ford's Village Industries infrastructure, and this trackside location would have been advantageous for an auto repair and tin shop serving both railroad and lamp plant operations. The 1941 Sanborn also documents gasoline tanks and a pump house on the lot, and a Bulk Oil Station on adjacent Lot 73, indicating a cluster of transportation-related commercial activity at this location.<sup>1</sup>

The property is situated at the junction of W. Huron River Drive and the D.T.&I. railroad — a historically significant intersection in Flat Rock where the community's primary road and rail transportation corridors converge directly opposite the lamp plant site. The building continues in active use as a small industrial shop.

Character-defining features include the rectangular industrial footprint, trackside location adjacent to the D.T.&I. railroad, concrete block structural walls (beneath metal panel siding), flat roof, proximity to the Ford Headlamp Plant site across W. Huron River Drive, and continued industrial/commercial use.

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<sup>1</sup> *Sanborn Fire Insurance Map from Flat Rock, Wayne County, Michigan*. Sanborn Map Company, Jan, 1941, page 1 of 4, showing Lot 45 adjacent to DT&I Railroad; imaged, Library of Congress ([https://www.loc.gov/item/sanborn04008\\_002/](https://www.loc.gov/item/sanborn04008_002/); accessed 25 August 2025).



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Depositors Liquidation Corp., a Michigan Corporation, conveyed an undivided one-half interest in Lot 45 and other lots to Reconstruction Finance Corp. by Mortgage in the amount of \$18,200 on November 13, 1940, recorded December 11, 1940.<sup>2</sup>

Depositors Liquidation Corp., a Michigan Corporation, conveyed Lot 45 to Michigan Life Insurance Co., Michigan Corporation of Detroit, by Certificate Deed on October 12, 1944, recorded October 16, 1944.<sup>3</sup>

Michigan Life Insurance Co., a Michigan Corporation, then conveyed Lot 45 to Ralph P. White and Mary, his wife, by Certificate Deed on March 7, 1945, recorded April 25, 1945.<sup>4</sup>

Ralph P. White and Mary, his wife, took out a mortgage from Peoples State Bank of Trenton, Michigan, in the amount of \$6,000 on September 19, 1947, recorded October 1, 1947, on Lot 45 and the easterly 50 feet of Lot 46.<sup>5</sup>

Ralph P. White and Mary, his wife, conveyed the southerly 50 feet of Lot 45 and a part of the southerly 50 feet of Lot 46 to William R. Harris and Eva W., his wife, by Warranty Deed on May 1951, recorded June 7, 1951.<sup>6</sup>

William R. Harris and Eva W., his wife, took out a mortgage from Trenton State Bank in the amount of \$6,000 on May 16, 1951, recorded June 7, 1951, on Lot 45 and part of the southerly 50 feet of Lot 46.<sup>7</sup>

Ann Kirby and Betty Lamb filed an Affidavit on November 6, 1981, recorded November 18, 1981, concerning Lot 45 and also that part of Lot 46.<sup>8</sup> The affiants stated that they, together with their sister Betty Lamb, were the owners of the above property, with a Claim of Interest pursuant to P.A. 200 of 1945.<sup>9</sup>

William R. Harris, single man, by Ann Kirby, his Attorney in Fact, conveyed Lot 45 and a part of the southerly 50 feet of Lot 46 to Ann Kirby by Quit Claim Deed on April 9, 1974, recorded April 10, 1974.<sup>10</sup> William R. Harris, by Ann Kirby, his Attorney in Fact, also assigned the same property by Assignment on April 9, 1974, recorded April 10, 1974.<sup>11</sup>

Ann Kirby and Betty Lamb conveyed Lot 45 and also that part of Lot 46 to William D. Totzkay, single, by Warranty Deed for \$16,680 on December 1, 1981, recorded December 17, 1981.<sup>12</sup>

William Totzkay, single man, on behalf of himself and as President of Colto Manufacturing Co., took out a mortgage from Metropolitan Growth & Development Corp. in the amount of \$26,000 on May 1, 1982, recorded November 1, 1982, on Lot 45 and also part of Lot 46.<sup>13</sup> William Totzkay, an unmarried man, assigned the same property to Metropolitan Growth & Development Corp. by Assignment for \$26,000 on August 30, 1982, recorded November 4, 1982.<sup>14</sup> Colto Manufacturing Co., by William Totzkay, its President, also assigned Lot 45 and also part of Lot 46 to Metropolitan Growth & Development Corp. by Assignment on August 30, 1982, recorded November 5, 1982.<sup>15</sup> These assignments covered the Assignment of Rents and Lease and the Assignment of Lease for Security by Lessee.<sup>16</sup>

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>16</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1940 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Industry.

Criterion A - Community Planning and Development / Industry: Documented on the 1941 Sanborn map as an "Auto Repair / Tin Shop" with concrete block construction, this building represents the small-scale commercial and industrial enterprise that developed alongside Ford's primary Village Industries operations. Its location is highly significant: directly adjacent to the D.T.&I. railroad tracks and immediately across W. Huron River Drive from Ford's Headlamp Plant site. This placement at the junction of Flat Rock's primary road and rail corridors suggests the building served both the automotive workforce and the railroad operations that were integral to Ford's Village Industries model. The D.T.&I. railroad — which Ford acquired in 1920 — was central to the Village Industries supply chain, and trackside commercial activity like this auto repair and tin shop was a direct consequence of the industrial development Ford brought to Flat Rock. The Sanborn map's documentation of gasoline tanks, a pump house, and an adjacent Bulk Oil Station further confirms this location as a transportation-related commercial node supporting the broader industrial ecosystem. The building's continued industrial use demonstrates functional continuity spanning the district's entire period of significance.

Integrity Assessment: Location is intact on the original Lot 45 site adjacent to the D.T.&I. railroad tracks. Design integrity is maintained through the rectangular industrial footprint, flat roof, and trackside orientation. Materials integrity has been diminished by the application of metal panel siding over the original concrete block walls documented on the 1941 Sanborn; however, the original C.B. structural walls with pilasters likely survive beneath the metal cladding, and the alteration is potentially reversible. Setting is well preserved — the building retains its critical spatial relationship to the D.T.&I. railroad tracks and to the Ford Headlamp Plant site across W. Huron River Drive, and the railroad grade crossing remains in active use. Feeling and association are strong, with the trackside industrial building maintaining its functional relationship to the railroad corridor and its role as part of the industrial/commercial infrastructure supporting Flat Rock's Village Industries development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1940 construction date, Sanborn map documentation as an auto repair/tin shop, trackside location adjacent to the D.T.&I. railroad, and proximity to Ford's Headlamp Plant make this a significant industrial/commercial resource within the district. While metal panel siding obscures the original concrete block walls, the original structure likely survives beneath, and the building's location, form, setting, and continued industrial use preserve its historical significance as part of the transportation and industrial infrastructure that supported Ford's Village Industries operations.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0045\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                            |                                       |                                                                                                                 |
|-----------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26644 W. Huron River Drive                                                 |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                  |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                               |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_01_0046_003 Lots 46 & 47 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.100844                                                             | Long: -83.294912                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1910 (moved to site 1943)                                           |
| Architectural Style     | Folk Victorian                                                      |
| Building Form           | 2-story gable-front house w/ side wing                              |
| Roof Form               | Front Gabled with Catslide on wing                                  |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Sided                                                      |
| Foundation Materials    | Cement block                                                        |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage (back)                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1943–1975 (date of move to present site through end of district's Late Period)                                                                                                                   |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input type="checkbox"/>                                                | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input checked="" type="checkbox"/> 1943 Date(s):                                                                                 |
| Current/Common Name                                                              | 26644 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Ralph P. & Mary White                                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residential                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residential                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1910 Folk Victorian residence at 26644 W. Huron River Dr. in Flat Rock was moved to its present site c. 1943 to serve as the residence for Ralph and Mary White, who operated the auto repair and tin shop on adjacent Lot 45 (26612 W. Huron River Dr.). The building represents the residential component of the small-scale industrial activity that developed alongside Ford's primary Village Industries operations, directly linking this dwelling to the documented commercial infrastructure on the neighboring lot.

The house is a 2-story frame dwelling with a front-gable main block and a 1-story side wing covered by a catslide roof extending from the main roof slope on the right (east) side. The front gable roof and catslide wing are clad in dark asphalt shingles. A brick chimney rises from the junction of the main block and side wing rooflines.

The exterior walls are clad entirely in white aluminum siding, obscuring the original wall material, likely wood clapboard. The stone/concrete foundation is visible at the base. The front-gable form with asymmetrical massing — the tall main block paired with the lower catslide wing — is characteristic of Folk Victorian residential design of the early 1900s.

The front facade features a partial-width covered porch sheltering the main entry, supported by wrought-iron posts with a scalloped metal awning — a later modification replacing the original porch treatment. The entry door appears to be a wood-paneled door with decorative glass. Black wrought-iron railings flank the porch steps. The first-floor fenestration includes a large picture window on the main block and additional windows on the side wing. The second story has three aluminum double-hung replacement windows across the front gable face. Basement-level windows are visible at the foundation.

The property sits along W. Huron River Drive with a gravel driveway on the right side. A travel trailer and vehicles are parked adjacent to the house. A garage is located at the rear of the lot. The industrial building at 26612 W. Huron River Dr. (the documented tin shop on Lot 45) is visible in the background to the right, and the D.T.&I. railroad tracks run beyond. Mature deciduous and evergreen trees provide screening to the left and rear.

Character-defining features include the 2-story front-gable Folk Victorian form, catslide-roofed side wing, asymmetrical massing, brick chimney, and proximity to the adjacent tin shop property on Lot 45.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The State of Michigan, by Wayne Jewell Purdy, Deputy Auditor General, conveyed Lot 47 to Gerald Adler by Tax Deed for \$6.05 on February 10, 1943, recorded March 3, 1943. The property had been sold on May 6, 1941, for 1938 delinquent taxes.<sup>1</sup>

Gerald Adler, a married man, conveyed Lot 47 to Newman Development Co., Inc., Michigan Corporation of Detroit, by Quit Claim Deed on March 1, 1943, recorded March 3, 1943.<sup>2</sup>

Newman Development Co., Inc. of Detroit, Michigan, conveyed **Lot 47** to Ralph P. White and Mary, his wife, by Certificate Deed on April 9, 1945, recorded May 14, 1945; the conveyance excepted that part now used and/or deeded for highway purposes.<sup>3</sup> Newman Development Co., Inc. of Detroit, Michigan, conveyed **Lot 46** to Ralph P. White and Mary, his wife, by Certificate Deed on May 4, 1945, recorded May 14, 1945; the conveyance excepted that part now used and/or deeded for highway purposes.<sup>4</sup>

Ralph P. White and Mary, his wife, conveyed **Lot 47, and also Lot 46** except the easterly 50 feet thereof, to James Matheson and Christiann G., his wife, by Mortgage in the amount of \$4,000 on October 25, 1947, recorded November 3, 1947.<sup>5</sup> Ralph P. White and Mary, his wife (by Deputy Sheriff), conveyed **Lot 47, and also Lot 46** except the easterly 50 feet thereof, to James Mathewson and Christiann G., his wife, by Sheriff's Deed for \$5,220.86 on January 7, 1953, recorded January 8, 1953.<sup>6</sup> The Estate of Christiann G. Mathewson, deceased, was the subject of a Probate File dated January 11, 1963; the inventory was filed June 19, 1963, and recited a Land Contract interest in **Lot 47 and also Lot 46** except the easterly 50 feet thereof, along with other interests.<sup>7</sup>

The Easter Seal Society for Crippled Children & Adults, Inc. conveyed **Lot 47, and also Lot 46** except the easterly 50 feet, to Mary White by Warranty Deed for \$13,500 on April 7, 1973, recorded July 24, 1973.<sup>8</sup>

Eldon G. Elliott and Dolores L., his wife, conveyed **Lot 45 and part of the southerly 50 feet of Lot 46** to William D. Totzkay, a single man, by Quit Claim Deed for \$10,000 on November 2, 1973, recorded January 29, 1974.<sup>9</sup>

The Estate of Mary White, deceased, was the subject of a Probate File; the inventory was filed August 1, 1983, reciting parts of **Lots 46 and 47**; an Order dated September 30, 1985, was recorded November 6, 1985, assigning the residue of the estate to James White, Sr. (known in will as James White), Marie Kornowski, Alma Rybski White (known in will as Alma Rybski), Adolph White, and Alice DiDomenico, in equal portions.<sup>10</sup>

Alice R. DiDomenico granted a Power of Attorney to Ernest Eby on October 28, 1985, recorded June 18, 1986, covering parts of **Lots 46 and 47**. Marie A. Kornowski granted a Power of Attorney to Ralph J. White Jr., her brother, on October 28, 1985, recorded June 18, 1986, on the same lots.<sup>11</sup>

James White (also known as James White, Sr.) and Erma Anna, his wife; Ralph J. White, Jr., Attorney in Fact for Marie A. Kornowski; Alma Eby (f/k/a Alma Rybskieby, a/k/a Alma Rybski); Adolph White and Alma Fay, his wife; and Ernest Eby, Attorney in Fact for Alice DiDomenico, each as to an undivided 1/5 interest, conveyed parts of **Lots 46 and 47** to George L. Thompson and Catherine E., his wife, by Land Contract for \$46,000 on November 1, 1985, recorded June 23, 1986.<sup>12</sup>

"The residence at 2644 W. Huron River drive was moved from the airport years ago. Adolph's White's mother lived here. They stored old cars in the back yard when Adolph had his garage and towing company."<sup>13</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>13</sup> Personal knowledge of Walter Masson, [RESEARCHER'S CONTACT INFORMATION]. Mr. Masson is a long-time resident of Flat Rock, and delivered local mail for the US Post Office in Flat Rock from 1961 until 1992, August 2025.



## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Industry, with Criteria Consideration B acknowledged for moved properties.

Criterion A - Community Planning and Development / Industry: This Folk Victorian house was moved to its present site c. 1943 to serve as the residence for Ralph and Mary White, operators of the auto repair and tin shop on adjacent Lot 45 (documented on the 1941 Sanborn Fire Insurance Map). The White family's decision to relocate a dwelling adjacent to their industrial operation demonstrates the integrated live-work pattern characteristic of small-scale commercial enterprise in Flat Rock during the Village Industries period. The property directly links residential and industrial uses within the district, illustrating how the broader economic ecosystem around Ford's Headlamp Plant — including auto repair shops, tin shops, and bulk oil stations clustered along the D.T.&I. railroad — generated both employment and housing demand. The documented association with the Lot 45 tin shop gives this dwelling specific historical significance beyond its architectural form.

Criteria Consideration B - Moved Properties: The house was moved to its present site c. 1943, within the district's period of significance (1922–1975). Criteria Consideration B allows moved properties to contribute to a district when the move occurred during the period of significance and the property's new location preserves an appropriate historical setting. This dwelling has occupied its current site for over 80 years, adjacent to the tin shop its owners operated. The move itself is historically significant as it documents the White family's investment in establishing a live-work arrangement near their industrial operation, reinforcing the district's significance under Criterion A for Community Planning and Development.

Integrity Assessment: Location integrity is not claimed, as the house was moved from its original site. Design integrity is maintained through the 2-story front-gable Folk Victorian form, catslide-roofed side wing, asymmetrical massing, and brick chimney. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric. Setting is well preserved — the house retains its critical spatial relationship to the adjacent tin shop on Lot 45 and to the D.T.&I. railroad corridor, and has occupied this site for over 80 years. Feeling and association are strong, with the residential dwelling maintaining its documented historical relationship to the adjacent industrial operation, illustrating the live-work patterns of Flat Rock's small-scale commercial operators during the Village Industries period.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

Despite the c. 1943 move and material alterations, this dwelling's documented association with Ralph and Mary White — operators of the auto repair/tin shop on adjacent Lot 45 — provides specific historical significance linking residential and industrial uses within the district. The move occurred within the period of significance, the house has occupied this site for over 80 years, and the spatial relationship to the tin shop is preserved. The Folk Victorian form remains legible despite aluminum siding. Together with the tin shop at 26612 W. Huron River Dr., this property documents the integrated live-work pattern of small-scale industrial operators who supported Ford's Village Industries ecosystem.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0046\_003; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26648 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0048_000 Lot 48 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.101086                                                       | Long: -83.295097                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1946                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage & 1/Shed                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1946–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26648 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | William & Szivka Torovich                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1946 Minimal Traditional residence at 26648 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling on its original elevated concrete block foundation. The foundation — with visible age-related cracking consistent with 1940s construction — likely reflects practical flood-mitigation considerations given the property's proximity to the Huron River. The property retains its original form and foundation despite surface material alterations.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown asphalt shingles. An exterior chimney clad in matching vinyl siding rises along the left (west) gable wall. The elevated concrete block foundation is visible across the front facade, with weathering and cracking consistent with over 80 years of service.

The exterior walls are clad entirely in cream or pale yellow vinyl siding, obscuring original wall materials. The fenestration consists of aluminum double-hung replacement windows with dark brown or burgundy decorative shutters flanking each opening. The main entry is centered on the facade, featuring a white replacement door with a small metal awning above. A concrete staircase with black metal railings provides access to the first floor — an original feature reflecting the elevated foundation design rather than a later modification.

A garage and a small accessory structure are located to the rear of the lot. An American flag and a law enforcement memorial sign are displayed near the right side yard. A chain-link fence encloses portions of the rear yard. The property is situated along W. Huron River Drive with maintained lawn, mature deciduous trees, and a large arborvitae to the left. Adjacent dwellings are visible on both sides.

Character-defining features include the 1-story Minimal Traditional form, side-gable roof, original elevated concrete block foundation, exterior chimney, compact rectangular footprint, and entry staircase reflecting the original grade relationship.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 48 to William Torovich and Szivka Torovich by Certificate Deed on March 6, 1946, recorded March 12, 1946.<sup>1</sup> An Affidavit of Arthur Bobcean was filed on August 29, 1951, concerning Lot 48; the affiant deposed and said that he was acquainted with Szivka Torovich, wife of William Torovich, both mentioned in a deed recorded in Liber 17884, Page P371, dated March 6, 1946.<sup>2</sup>

William Torovich and Szivka, his wife, conveyed Lot 48 to Annie Juillerat, a widow, by Warranty Deed on December 9, 1950, recorded January 12, 1951.<sup>3</sup>

Annie Juillerat conveyed Lot 48 to Morean J. Campbell and Ida May, his wife, by Warranty Deed on August 30, 1951, recorded September 14, 1951.<sup>4</sup>

Morean J. Campbell, a single man, survivor of himself and Ida May Campbell, his deceased wife, conveyed Lot 48 to Cinderella Insenga, a single woman, by Warranty Deed on November 4, 1965, recorded November 8, 1965.<sup>5</sup> The Death Certificate of Ida May Campbell was certified, reciting Lot 48; the decedent died January 12, 1956; she was the wife of Morean J. Campbell.<sup>6</sup>

Lloyd A. Martin and Winifred B., his wife, and Lorne W. Weber and Thelma J., his wife, conveyed Lot 48 to John Petrosky and Mary, his wife, by Land Contract for \$9,000 on April 10, 1967, recorded April 19, 1967.<sup>7</sup>

Cinderella Insenga conveyed Lot 48 to Lloyd A. Martin and Winifred B., his wife, by Warranty Deed for \$7,000 on November 15, 1975, recorded December 23, 1975.<sup>8</sup>

Lloyd A. Martin and Winifred B., his wife, conveyed Lot 48 to Mary Petrosky, survivor of her deceased husband John Petrosky (also known as John P. Petrosky), by Warranty Deed for \$9,000 on November 21, 1975, recorded December 23, 1975.<sup>9</sup>

Mary Petrosky conveyed Lot 48 to Roger Calley by Land Contract for \$16,000 on September 10, 1975, recorded September 8, 1978.<sup>10</sup>

Roger Calley (also known as Vicki L.), and his wife Vickie L., conveyed Lot 48 to Ralph J. White and Mary Lou, his wife, by Warranty Deed for \$16,000 on July 31, 1979, recorded August 8, 1979. Ralph J. White and Mary Lou, his wife, conveyed Lot 48 to Ralph J. White and Mary Lou, his wife, by Warranty Deed for \$25,000 on August 6, 1979, recorded August 8, 1979.<sup>11</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1946 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1946 on the eve of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the existing residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The property's location along the primary road corridor near the Headlamp Plant and D.T.&I. railroad connects it to the transportation and industrial infrastructure central to Flat Rock's development. The elevated foundation reflects practical building considerations along the Huron River corridor.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story side-gable form, compact footprint, original elevated concrete block foundation (with age-appropriate cracking confirming original construction), exterior chimney, and entry staircase remain as built. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the structural fabric — including the original concrete block foundation — remains intact. Setting is preserved along the W. Huron River Drive corridor with maintained residential character. Feeling and association are adequate, with the Minimal Traditional form and original foundation conveying early 1940s residential character despite surface material changes.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1946 construction date places it within the district's period of significance. The Minimal Traditional form with original elevated concrete block foundation retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, foundation, and site relationship are preserved. The reversible surface alterations do not compromise the property's ability to convey its early 1940s residential origins along the W. Huron River Drive corridor.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0048\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26658 AND 26664 W. Huron River Drive [one lot]                              |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                   |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0049_000 <b>Lot 49</b> Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.101210                                                              | Long: -83.295208                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Front Gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick & vinyl sided                                                 |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Shared lot – 2 buildings                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1941–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26658 AND 26664 W. Huron River Drive                                                                                                                                                                |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Howard A. and Malene E. McGlathery                                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Multi-Family Residence / Photography Shop                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Multi-Family Residence                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This structure is one of two buildings on Lot 49. The adjacent 2-story apartment building at 26658 W. Huron River Dr. (also 26660, 26662) shares the same lot. Together the two buildings form a small multi-family complex — one of the few such groupings within the district.

This c. 1946 Minimal Traditional dwelling at 26664 W. Huron River Dr. in Flat Rock is a 1-story frame building situated on Lot 49, adjacent to the 2-story apartment building at 26658. Together these two structures constitute a small multi-family residential complex on a single lot. The building currently contains two apartment units and a small apartment office, likely converted from an original single-family residential use.

The structure exhibits a compact rectangular footprint with a side-gable roof clad in asphalt shingles. A small front-projecting gable vestibule extends from the center of the facade, sheltering the main entry and adding modest architectural interest to the otherwise simple form. The building sits on a concrete slab foundation.

The exterior walls are clad entirely in white or light gray aluminum siding. The fenestration consists of aluminum double-hung replacement windows with teal or dark green-painted trim matching the entry door surround and corner accents. The main entry features a small gabled porch hood with teal-painted trim. A concrete stoop with steps provides access.

The building is situated to the left (west) of the larger apartment building on the shared Lot 49, with a concrete driveway and parking area between and to the left of the two structures. A multi-mailbox unit serves both buildings. The lot fronts on W. Huron River Drive with maintained lawn. Mature deciduous trees are visible in the background.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof with front-projecting entry vestibule, concrete slab foundation, and spatial relationship to the adjacent apartment building on the shared lot.

This c. 1946 multi-family residence at 26658 W. Huron River Dr. in Flat Rock is a 2-story apartment house containing four units (addressed 26658, 26660, 26662, and 26664). The building is one of the few multi-family residential properties identified within the district and represents workforce rental housing developed to serve Flat Rock's growing industrial employment base during the Village Industries period.

The building presents a compact rectangular footprint with a front-gable roof clad in dark asphalt shingles with minimal eave overhang. The 2-story front-gable form creates a symmetrical, box-like massing characteristic of utilitarian multi-family construction of the period.

The exterior displays a two-material treatment divided by story. The first floor is clad in brown-toned brick veneer, providing a durable and maintenance-efficient street-level facade. The second floor is clad in cream or tan vinyl siding, likely replacing original wood clapboard. Dark-toned trim or corner boards define the transition between the brick first story and the sided second story. The brick/concrete foundation is continuous with the first-floor masonry.

The front facade is organized symmetrically. The first floor features a centered green-painted entry door with the address "26658" mounted above, flanked by two aluminum double-hung replacement windows with white frames. The second floor has three aluminum double-hung replacement windows evenly spaced across the gable face, with teal or dark green corner trim accents. The symmetrical fenestration pattern and centered entry reflect the building's multi-unit organization.

A white picket fence section defines the left (west) property edge, adjacent to which a multi-address sign listing all four-unit numbers (26658, 26660, 26662, 26664) is posted. A parking pad is located to the rear. The property fronts directly on W. Huron River Drive with minimal setback. Mature deciduous trees provide backdrop to the rear. A privacy fence is visible on the right side. Adjacent dwellings are visible on both sides.

Character-defining features include the 2-story front-gable form, symmetrical facade organization, brick veneer first story with siding above, centered entry, four-unit multi-family configuration, and compact massing characteristic of utilitarian workforce housing.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 49 to Howard A. McGlathery and Malene E., his wife, by Certificate Deed on April 10, 1946, recorded June 18, 1946.<sup>1</sup>

Howard A. McGlathery and Malene E., his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of \$1,800 on April 23, 1946, recorded June 18, 1946, on Lot 49.<sup>2</sup>

Malene E. McGlathery, survivor of herself and her deceased husband Howard A. McGlathery, conveyed Lot 49 to Roger Calley by Land Contract for \$34,000 on September 6, 1978, recorded September 14, 1978; the Death Certificate of Howard A. McGlathery was filed, with the death certificate reciting the decedent expired October 13, 1960.<sup>3</sup>

The Estate of Malene Eloise McGlathery, deceased, was the subject of a Probate File dated July 28, 1982. The inventory was filed reciting Lot 49. Heirs were: Hugh E. McGlathery, son; Bertha E. (McGlathery) Yost; and Mary Ann (McGlathery) Bercheny, daughters.<sup>4</sup>

“Dolly McGlathery operated a photography shop during the 1960s, she was a direct descendant of Michael Vreeland”<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1946 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1946, this Minimal Traditional dwelling forms at 26664 W. Huron River Drive, part of a two-building multi-family complex on Lot 49, together with the adjacent four-unit apartment building at 26658 W. Huron River Drive. The property's conversion from single-family residential to a combined apartment office and two rental units reflects the intensification of workforce housing along W. Huron River Drive during the Village Industries period. Multi-family and rental housing along this corridor — in close proximity to the Ford Headlamp Plant and D.T.&I. railroad — directly served the industrial workforce and demonstrates how property owners adapted existing structures to meet growing housing demand. The two-building complex on Lot 49 is one of the few multi-family residential groupings within the district and documents the full range of housing solutions the community developed to accommodate its industrial workforce.

Integrity Assessment: Location is intact on the original Lot 49 site on W. Huron River Drive. Design integrity is maintained — the 1-story Minimal Traditional form, side-gable roof with front-projecting entry vestibule, and compact footprint remain legible. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved, critically retaining the spatial relationship to the adjacent apartment building at 26658 on the shared lot, which together convey the multi-family residential character. Feeling and association are adequate, with the modest Minimal Traditional form and multi-unit conversion conveying the workforce housing function that developed along W. Huron River Drive during the Village Industries period.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1946 construction date places it within the district's period of significance. As part of a two-building multi-family complex on Lot 49 — together with the apartment building at 26658 — this structure documents the range of workforce housing solutions along the W. Huron River Drive corridor. The Minimal Traditional form

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

remains legible despite aluminum siding. Its significance is enhanced by its spatial and functional relationship to the adjacent apartment building, together forming one of the few multi-family residential complexes in the district.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0049\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26688 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0050_000 Lot 50 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.101453                                                       | Long: -83.295455                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1947 (modified 1972)                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacements                                                  |
| Window Type             | Bay Picture                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage & Workshop                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | . 1947–1975 (within district's Late Period, 1922–1975)                                                                                                                                              |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Bay Windows                   | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26688 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Harold G. and Irene G. Wilkie                                                                                                                                                                       |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1947 Minimal Traditional residence at 26688 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling that has been updated with decorative elements while retaining its original compact form and side-gable massing. The property represents early postwar residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown asphalt shingles. The concrete block foundation is visible at the base, painted in a dark red or maroon tone. The roof features a small decorative front-facing gable pediment centered on the facade, containing a sunburst or fan motif — a Colonial Revival decorative element likely added during a later renovation.

The exterior walls are clad entirely in cream or ivory vinyl siding with white trim. The fenestration has been updated with vinyl replacement windows featuring multi-pane grilles. The front facade is symmetrically organized: a center window grouping beneath the decorative pediment is flanked by a bay window with an arched awning to the right and a grouped window unit to the left. An additional grouped window with multi-pane grilles is positioned at the far right. All windows have burgundy or maroon decorative shutters. The arched window awning over the center bay echoes the pediment's Colonial Revival character.

The main entry appears to be at the left side, accessed by a wood deck with white railings and lattice skirting beneath — likely a later addition. A decorative coach lantern is mounted on the facade near the entry. The side deck replaces what was likely an original simple stoop or step entry.

A garage and workshop are located to the rear of the lot. An asphalt driveway runs along the left side. A privacy fence encloses the right side yard. The front yard is maintained with lawn, a small ornamental shrub, and foundation plantings. A community advocacy sign ("Save Flat Rock Dam") is displayed in the front yard. Mature deciduous trees provide backdrop behind the house.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, concrete block foundation, and symmetrical facade organization. The decorative pediment with sunburst motif, arched window awning, bay window, and multi-pane window grilles appear to be later Colonial Revival-inspired embellishments applied to the original 1947 form.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 50 to Harold Wilkie and Irene G., his wife, by Certificate Deed on May 1, 1947, recorded May 15, 1947.<sup>1</sup>

Harold G. Wilkie and Irene G., his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$3,000 on April 28, 1947, recorded May 2, 1947, on Lot 50.<sup>2</sup> Harold G. Wilkie and Irene G., his wife, took out a second mortgage from The State Savings Bank of Flat Rock in the amount of \$5,000 on July 14, 1947, recorded July 17, 1947, on Lot 50.<sup>3</sup>

Harold G. Wilkie and Irene G., his wife, conveyed Lot 50 (except part for highway) to Theodore L. Kornowski and Rose, his wife, as tenants by the entireties, by Warranty Deed on October 7, 1948, recorded August 8, 1949.<sup>4</sup> Theodore L. Kornowski and Rose Marie, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$3,500 on August 12, 1949, recorded August 15, 1949, on Lot 50.<sup>5</sup>

Theodore L. Kornowski and Rose, his wife, along with Mildred C. Orlick, a single woman, conveyed Lot 50 to Mildred C. Orlick, sole owner, by Warranty Deed on September 14, 1967, recorded January 22, 1968.<sup>6</sup>

Mildred C. Orlick, sole owner, conveyed Lot 50 to Orvid K. Crump and Barbara, his wife, as to an undivided one-half interest, and Norman L. Smith and Darlene, his wife, by Warranty Deed for \$16,000 on September 5, 1969, recorded September 10, 1969.<sup>7</sup>

Orvid K. Crump and Barbara, his wife, and Norman L. Smith and Darlene, his wife, conveyed Lot 50 to Frederick E. Berakovich and Helen, his wife, and Karl Mark Berakovich, single, by Warranty Deed for \$18,300 on October 24, 1969, recorded October 29, 1969.<sup>8</sup>

Karl Mark Berakovich, single, and Frederick E. Berakovich and Helen, his wife, conveyed Lot 50 to Frederick E. Berakovich and Helen, his wife, with full rights to survivor, by Quit Claim Deed for \$300.00 on December 26, 1969, recorded December 29, 1969.<sup>9</sup>

Frederick E. Berakovich conveyed Lot 50 to Hayward Perrill Davis, Jr. and Donna Sue, his wife, by Land Contract on June 6, 1973, recorded June 27, 1973.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the early postwar period when returning veterans and young families sought affordable housing near industrial employment, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive corridor in proximity to the Ford Headlamp Plant and D.T.&I. railroad. The modest scale and straightforward construction are typical of immediate postwar housing serving Flat Rock's industrial workforce during the peak years of the Village Industries program.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained in the overall form — the compact 1-story side-gable massing and rectangular footprint remain legible as a late 1940s Minimal Traditional dwelling despite decorative embellishments. The Colonial Revival-

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

inspired additions (sunburst pediment, arched awning, bay window, multi-pane grilles) alter the facade character but do not fundamentally change the building's form or massing. Materials integrity has been diminished by vinyl siding and replacement windows obscuring original fabric. Setting is preserved along the W. Huron River Drive corridor with rear outbuildings maintaining the residential compound character. Feeling and association are adequate, with the compact form and residential scale conveying postwar housing character despite the decorative updates.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the early postwar phase of the district's development. The Minimal Traditional form remains legible beneath decorative Colonial Revival embellishments, which alter the facade character but do not compromise the original massing, footprint, or side-gable form. While vinyl siding and replacement windows diminish materials integrity, the original form and site relationship are preserved. The garage and workshop to the rear further support the residential compound character of properties along this corridor.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0050\_000; citing records held by the City of Flat Rock.



## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

|                                                           |                                                                      |                                       |                                                                                                                 |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26706 W. Huron River Drive                                           |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                         |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_01_0051_000 Lot 51 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.101816                                                       | Long: -83.295745                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

### Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



### Architectural Information

|                         |                                                                          |
|-------------------------|--------------------------------------------------------------------------|
| Construction Date       | 1948                                                                     |
| Architectural Style     | Cape Cod (primary); Minimal Traditional (secondary) both heavily altered |
| Building Form           | 1.5 Cape Cod                                                             |
| Roof Form               | Side Gable w/dormer                                                      |
| Roof Materials          | Asphalt Shingles                                                         |
| Exterior Wall Materials | Vinyl Sided                                                              |
| Foundation Materials    | Concrete                                                                 |
| Window Materials        | Aluminum                                                                 |
| Window Type             | Double Hung                                                              |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>      |
| Number/Type:            | 2 Dwellings                                                              |

### Eligibility

|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                                                                                                                                                                                                                     | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                                                                                                                                                                                                                  | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                                                                                                                                                                                                          | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                                                                                                                                                                                                                     |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                                                                                                                                                                                                                 | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects?                                                                                                                                                                                          |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                                                                                                                                                                                                              | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                                                                                                                                                                                                                        | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>                        | Heavily modified                     | Moved <input type="checkbox"/> Date(s):                                                                |
| Vinyl siding on all structures; replacement windows; conversion from single-family residential to multi-family apartments; shared asphalt parking lot replacing original front yards and residential landscape; unified commercial campus treatment across Lots 51 and 52 |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Current/Common Name                                                                                                                                                                                                                                                       | 26706 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                                                                                                                                                                                                                   | Everett G. and Helen E. Hines / Roy & Mildred Lee                                                                                                                                                   |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                                                                                                                                                                                                                     | Single Family Residence/Lee's Barber Shop                                                                                                                                                           |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                                                                                                                                                                                                                      | Multi-Family Apartments                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Sept 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26706 W. Huron River Dr. (Lot 51) contains two structures, both c. 1948, that have been converted to multi-family apartment use and uniformly reclad as part of a larger rental complex spanning this lot and adjacent Lot 52 (26732 W. Huron River Dr.). The four structures across both lots are under common ownership, identically clad in blue vinyl siding with white trim, and share a large asphalt parking lot that dominates the frontage along W. Huron River Drive.

Structure 1 — Cape Cod (primary dwelling): A 1.5-story side-gable Cape Cod with front dormers, clad in blue vinyl siding with white trim. The basic Cape Cod form — side-gable roof, 1.5-story massing, front dormers — remains legible but is altered by vinyl siding, aluminum double-hung replacement windows, and conversion to multi-family use. Foundation plantings of boxwood hedges and arborvitae partially screen the front facade. The building retains its basic residential massing but has lost individual identity within the uniform treatment of the complex.

Structure 2 — ancillary building: A small 1-story side-gable structure to the east, clad in matching blue vinyl siding with white trim. Aluminum replacement windows. The building appears to have been a modest dwelling or accessory structure converted to apartment use.

A large shared asphalt parking lot extends across the frontage of both Lots 51 and 52, replacing the original residential front yards, walkways, and landscape features. This parking lot fundamentally changes the site's relationship to W. Huron River Drive from residential to commercial in character. A multi-mailbox unit is positioned at the street edge.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lots 51 and 52, excepting that part now used and/or deeded for highway purposes, to Everett G. Hines and Helen E., his wife, by Certificate Deed on September 3, 1947, recorded September 30, 1947.<sup>1</sup>

Everett G. Hines and Helen E., his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of \$6,542.50 on September 29, 1947, recorded September 30, 1947, on Lots 51 & 52.<sup>2</sup>

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.<sup>3</sup>

Industrial Cable & Sling Co., a Michigan Corporation, conveyed Lot 51 to Everett G. Hines and Helen E., his wife, by Warranty Deed on March 5, 1960, recorded March 7, 1960.<sup>4</sup>

Everett G. Hines and Helen E., his wife, took out a mortgage from Guaranty Savings & Loan Association in the amount of \$7,500 on September 23, 1957, recorded September 25, 1957, on Lot 41 [note: the affidavit subsequently clarified this should have been Lot 51].<sup>5</sup>

Charles A. Swaby and Aileen F., his wife, and E. Quirk McGrath and Helene C., his wife, conveyed Lot 51 to Andrew E. Bodary and Ellen B., his wife, by Warranty Deed on November 10, 1961, recorded November 13, 1961.<sup>6</sup>

Andrew E. Bodary and Ellen B., his wife, took out a mortgage from Guaranty Federal Savings & Loan Association, a Federal Corporation, in the amount of \$9,500 on November 10, 1961, recorded November 13, 1961, on Lot 51.<sup>7</sup>

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.<sup>8</sup>

Elsie Krutz, survivor of herself and her deceased husband Fred W. Krutz, conveyed Lot 52 to Roy Lee and Mildred, his wife, by Warranty Deed on November 1, 1967, recorded November 2, 1967; the Death Certificate of Fred W. Krutz was filed, noting the decedent died January 28, 1966.<sup>9</sup>

Roy Lee and Mildred, his wife, conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for \$17,500 on August 4, 1984, recorded August 13, 1984.<sup>10</sup>

Elsie Krutz, survivor of herself and her deceased husband Roy Lee, along with Mildred, his wife, conveyed Lot 52 to Roy Lee and Mildred, his wife. Roy Lee and Mildred, his wife, took out land contract arrangements.

Roy C. Doty, Jr., and Donna Lee, his wife, had earlier conveyed Lot 52 to Roy Lee and Mildred by Land Contract.<sup>11</sup> Roy Lee and Mildred, his wife, later conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for \$2,500 on August 10, 1972, recorded August 16, 1972.<sup>12</sup>

“Roy Lee was a barber who moved his shop from the Munger General Store on Telegraph Road to this location nearer to the Ford Plant. It was converted into two rental apartments by Mr. Burbo. He owns several rentals in the area.”<sup>13</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>13</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1948 property is recommended as Non-Contributing to the Flat Rock Historical District due to compromised integrity resulting from cumulative alterations and loss of residential character.

Historical Context: The c. 1948 construction date falls within the district's period of significance, and the original dwellings would have represented early postwar residential development along W. Huron River Drive near the Ford Headlamp Plant and D.T.&I. railroad corridor. However, cumulative modifications prevent the property from conveying this historical association.

Integrity Assessment: Location is intact on the original Lot 51 site. All other aspects are compromised. Design integrity is diminished — while the Cape Cod form of the primary structure is still recognizable, the uniform blue vinyl siding, conversion to multi-family use, and integration into a commercial rental campus obscure the original residential design intent. Materials integrity is poor, with vinyl siding and replacement windows on all structures eliminating original fabric. Setting has been fundamentally altered by the large shared asphalt parking lot that replaces original front yards and residential landscape, transforming the relationship to W. Huron River Drive from residential to commercial. Feeling and association are lost — the matching vinyl treatment across four structures on two lots creates a unified commercial rental complex appearance that does not convey the original 1948 single-family residential character. The buildings no longer read as individual postwar dwellings but as components of a modern apartment operation.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1948 construction date falls within the period of significance and the Cape Cod form of the primary structure remains partially legible, the cumulative effect of uniform blue vinyl siding across four structures, conversion to commercial apartment use, and the large shared parking lot replacing original residential frontage eliminates the property's ability to convey its postwar residential origins. The property reads as a modern rental complex rather than individual 1948 dwellings. Only location integrity survives.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0051\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                      |                                       |                                                                                                                 |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26732 W. Huron River Drive                                           |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                         |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_01_0052_000 Lot 52 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102132                                                       | Long: -83.295814                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input checked="" type="checkbox"/>                     | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1948                                                                |
| Architectural Style     | Vernacular — both heavily altered                                   |
| Building Form           | 2 & 1 Story Rectilinear                                             |
| Roof Form               | Front Gable                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Dwelling/1Commercial                                              |

## Eligibility

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                                                                                                                                                                                                                                                                           | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                                                                                                                                                                                                                                                                        | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                                                                                                                                                                                                                                                                | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                                                                                                                                                                                                                                                                         | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                                                                                                                                                                                                                                                                       | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects?                                                                                                                                                                                                                                                |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                    | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                                                                                                                                                                                                                                                                              | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>                        | Heavily modified                     | Moved <input type="checkbox"/> Date(s):                                                                |
| Vinyl siding on all structures (date unknown); replacement windows (date unknown); full-width upper and lower porch/balcony addition on 2-story structure (date unknown); conversion from single-family residential to multi-family apartments and commercial office; shared asphalt parking lot replacing original front yards |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Current/Common Name                                                                                                                                                                                                                                                                                                             | 26732 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                                                                                                                                                                                                                                                                         | Everett G. and Helen E. Hines / Roy & Mildred Lee                                                                                                                                                   |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                                                                                                                                                                                                                                                                           | Multi Family Residence/ Office Space                                                                                                                                                                |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                                                                                                                                                                                                                                                                            | Multi-Family Apartments /Office Space                                                                                                                                                               |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |
|-------------|-------------|-------------|-------------------------|-----------------|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |
|-------------|-------------|-------------|-------------------------|-----------------|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The property at 26732 W. Huron River Dr. (Lot 52) contains two structures, both c. 1948, that have been converted to multi-family apartment and commercial office use as part of a larger rental complex spanning this lot and adjacent Lot 51 (26706 W. Huron River Dr.). The four structures across both lots are under common ownership and share a large asphalt parking lot.

Structure 1 — 2-story dwelling (primary): A 2-story front-gable frame dwelling clad in blue-gray vinyl siding with white trim. The building features full-width upper and lower porches or balconies with white railings extending across the front facade — a significant addition that substantially alters the original form. The porch/balcony system appears to have been added to provide outdoor access for upper-floor apartment units and was not part of the original residential design. Aluminum double-hung replacement windows are positioned on both stories. The building sits to the left (west) of the lot, partially screened by mature vegetation.

Structure 2 — 1-story commercial building (First Heritage Realty office): A 1-story structure at the right (east) front of the lot, functioning as the real estate office for First Heritage Realty. The building is clad in matching blue-gray or light gray vinyl siding with white trim and features a commercial entry with signage. This structure may have been an original dwelling converted to office use, or a purpose-built commercial addition.

A large shared asphalt parking lot extends across the frontage of both Lots 51 and 52, replacing original residential front yards and landscape. A stop sign is positioned within the parking area controlling internal traffic. The commercial parking and office function give this lot a distinctly non-residential character.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lots 51 and 52, excepting that part now used and/or deeded for highway purposes, to Everett G. Hines and Helen E., his wife, by Certificate Deed on September 3, 1947, recorded September 30, 1947.<sup>1</sup>

Everett G. Hines and Helen E., his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of \$6,542.50 on September 29, 1947, recorded September 30, 1947, on Lots 51 & 52.<sup>2</sup>

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.<sup>3</sup>

Industrial Cable & Sling Co., a Michigan Corporation, conveyed Lot 51 to Everett G. Hines and Helen E., his wife, by Warranty Deed on March 5, 1960, recorded March 7, 1960.<sup>4</sup>

Everett G. Hines and Helen E., his wife, took out a mortgage from Guaranty Savings & Loan Association in the amount of \$7,500 on September 23, 1957, recorded September 25, 1957, on Lot 41 [note: the affidavit subsequently clarified this should have been Lot 51].<sup>5</sup>

Charles A. Swaby and Aileen F., his wife, and E. Quirk McGrath and Helene C., his wife, conveyed Lot 51 to Andrew E. Bodary and Ellen B., his wife, by Warranty Deed on November 10, 1961, recorded November 13, 1961.<sup>6</sup>

Andrew E. Bodary and Ellen B., his wife, took out a mortgage from Guaranty Federal Savings & Loan Association, a Federal Corporation, in the amount of \$9,500 on November 10, 1961, recorded November 13, 1961, on Lot 51.<sup>7</sup>

Everett G. Hines and Helen E., his wife, conveyed Lot 52 to Fred Krutz and Elsie, his wife, by Warranty Deed on September 7, 1948, recorded September 22, 1948.<sup>8</sup>

Elsie Krutz, survivor of herself and her deceased husband Fred W. Krutz, conveyed Lot 52 to Roy Lee and Mildred, his wife, by Warranty Deed on November 1, 1967, recorded November 2, 1967; the Death Certificate of Fred W. Krutz was filed, noting the decedent died January 28, 1966.<sup>9</sup>

Roy Lee and Mildred, his wife, conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for \$17,500 on August 4, 1984, recorded August 13, 1984.<sup>10</sup>

Elsie Krutz, survivor of herself and her deceased husband Roy Lee, along with Mildred, his wife, conveyed Lot 52 to Roy Lee and Mildred, his wife. Roy Lee and Mildred, his wife, took out land contract arrangements.

Roy C. Doty, Jr., and Donna Lee, his wife, had earlier conveyed Lot 52 to Roy Lee and Mildred by Land Contract.<sup>11</sup> Roy Lee and Mildred, his wife, later conveyed Lot 52 to James N. Crocker and Barbara, his wife, by Warranty Deed for \$2,500 on August 10, 1972, recorded August 16, 1972.<sup>12</sup>

"Roy Lee was a barber who moved his shop from the Munger General Store on Telegraph Road to this location nearer to the Ford Plant. It was converted into two rental apartments by Mr. Burbo. He owns several rentals in the area."<sup>13</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>13</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1948 property is recommended as Non-Contributing to the Flat Rock Historical District due to compromised integrity resulting from cumulative alterations, significant structural additions, and loss of residential character.

Historical Context: The c. 1948 construction date falls within the district's period of significance, and the original dwellings would have represented early postwar residential development along W. Huron River Drive. However, cumulative modifications prevent the property from conveying this historical association.

Integrity Assessment: Location is intact on the original Lot 52 site. All other aspects are compromised. Design integrity is poor — the 2-story building's original form has been substantially altered by the full-width upper and lower porch/balcony addition, and the 1-story building functions as a commercial office. Materials integrity is poor, with vinyl siding and replacement windows on all structures. Setting has been fundamentally altered by the large shared asphalt parking lot, commercial signage, and integration into a rental complex across two lots. Feeling and association are lost — the porch/balcony addition, commercial office, and parking lot create a modern apartment and real estate operation that does not convey 1948 residential character.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1948 construction date falls within the period of significance, the cumulative effect of the full-width porch/balcony addition to the 2-story dwelling, conversion to commercial and apartment use, uniform vinyl siding, and the shared parking lot replacing residential frontage eliminates the property's ability to convey its postwar residential origins. The property reads as a modern real estate and rental operation rather than individual 1948 dwellings. Only location integrity survives.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0052\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26754 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0053_000 Lot 53 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102156                                                       | Long: -83.296289                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable                                                          |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage/1 Shed                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1941–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                                  | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26754 W. Huron River Drive                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Klauza Family                                                                                                                                                                                       |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1941 Minimal Traditional residence at 26754 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling retaining its original compact form, side-gable massing, and brick chimney despite surface material alterations. The property represents early 1940s residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in dark gray asphalt shingles. A brick chimney with a light-toned or painted finish rises from the interior roof surface near the ridge line. The modest scale and compact massing are characteristic of Minimal Traditional dwellings built during the early 1940s.

The exterior walls are clad entirely in white vinyl siding. The concrete block foundation is visible at the base, painted white to match the siding. The front facade is organized with a partial-width front porch slightly left of center, sheltered by a scalloped metal awning supported by metal posts with white railings — a mid-century or later addition typical of the period. The main entry is within the porch area, accessed by concrete steps. The address "26754" is displayed on the front lawn.

The fenestration consists of aluminum double-hung replacement windows. A window flanks the porch to the left, and two windows are grouped to the right of the porch. The gable ends show the steep pitch characteristic of Minimal Traditional design, with the left gable featuring a small window.

A detached single-car garage with white siding and an overhead door is situated to the right (east), connected by a short distance. A small dark-toned accessory structure or shed is visible to the rear left. The front yard is maintained with lawn, ornamental plantings including an arborvitae column and a decorative birdbath, and perennial beds along the foundation. Mature deciduous trees provide backdrop behind the house. The Non-Contributing First Heritage Realty complex at 26732 is visible in the background to the right.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, brick chimney, partial-width front porch with metal awning, concrete block foundation, detached garage, and modest residential scale.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 53 to Frank Klauza, Jr., a single man, survivor of himself, and his deceased wife Irene Dorothy Klauza, and James F. Klauza, Dorothy I. Klauza, and Evelyn Rose Klauza, as joint tenants with full rights of survivorship, by Quit Claim Deed for \$1.00 on October 30, 1975, recorded October 31, 1975.<sup>1</sup>

In 1950, Frank & Irene Klauza and children resided at 26754 WHRD; and Frank worked as a polisher in the Auto Parts Manufacturing.<sup>2</sup> In 1964, James L. Klauza were living at 26754 W. Huron River Drive.<sup>3</sup>

In 1971, James Klauza was living at 26754 W. Huron River Drive.<sup>4</sup>

"The Klauza family lived their entire life in this home. Located near the Ford Plant, Jim worked at Ford and helped build the Ford Dam and would often tell the neighbors about the project."<sup>5</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 34, for Frank & Irene Klauza and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9J-5QHW-RS5?view=explore&lang=en&groupld=TH-7772-115405-97-41>; accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1964-65) p. 55, for W. Huron River Drive. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>5</sup> Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1941 on the eve of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the existing residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The modest scale and straightforward construction are typical of affordable housing built during the early 1940s for workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The property's location along the primary road corridor near the Headlamp Plant connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable Minimal Traditional form, partial-width front porch, brick chimney, and detached garage remain legible. The metal porch awning is a common mid-century addition that does not fundamentally alter the form. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the concrete block foundation and brick chimney remain. Setting is preserved along the W. Huron River Drive corridor with maintained residential character and detached garage. Feeling and association are adequate, with the compact Minimal Traditional form and modest scale conveying early 1940s residential character despite surface material changes.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1941 construction date places it within the district's period of significance. The Minimal Traditional form with brick chimney, partial-width porch, and detached garage retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, chimney, foundation, and site relationship are preserved. The metal porch awning is a period-appropriate mid-century addition.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0053\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26776 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0054_000 Lot 54 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102371                                                       | Long: -83.296344                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1947                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/dormer                                                 |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Sided                                                      |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1947–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 26776 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Frank & Lillian LeHaven                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1947 Minimal Traditional residence at 26776 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with Cape Cod influences, retaining its original compact form and side-gable massing despite surface material alterations. The property represents early 1940s residential development along the W. Huron River Drive corridor.

The house exhibits a compact, nearly square footprint with a side-gable roof clad in dark brown asphalt shingles. A front shed dormer projects from the front roof slope, providing light and headroom to the upper half-story. The dormer is clad in matching aluminum siding. The 1.5-story massing with front dormer places this dwelling in the Minimal Traditional family with Cape Cod influences — a common affordable housing type during the early 1940s that provided an expandable upper story within a modest footprint.

The exterior walls are clad entirely in tan or beige aluminum siding with dark green trim at window surrounds, corner boards, and door frames. The concrete slab foundation is visible at the base. The symmetrical front facade is organized with the main entry centered, flanked by one aluminum double-hung replacement window on each side. The second story features two windows in the dormer and one window in each gable end, all with matching green trim. The white storm/entry door has the address "26776" mounted adjacent.

A low wood deck platform has been constructed at the front entry, replacing what was likely an original concrete stoop — a recent but minor modification. A porch glider swing and metal railing section occupy the deck area. A lean-to porch addition extends from the rear of the building, visible to the left in the photo with a brown-painted wall or screen section. This rear addition is a modest alteration that does not affect the front facade or primary massing.

The property sits on a generous lot with well-maintained lawn and mature deciduous trees framing the house. Daffodils are visible in the left yard. A flowering redbud tree provides seasonal interest to the right. No garage is present. Vehicles and a recreational trailer are parked to the right side. A small accessory structure or shed is partially visible to the rear left. The lot depth and mature trees create a spacious residential setting.

Character-defining features include the 1.5-story Minimal Traditional form with Cape Cod influences, side-gable roof with front shed dormer, compact nearly square footprint, symmetrical facade organization, and generous lot with mature trees.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Frank LeHaven and Lillian, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$650.00 on October 21, 1947, recorded October 23, 1947, on Lots 54 and 55.<sup>1</sup> Frank LeHaven and Lillian, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$1,150 on March 23, 1948, recorded March 24, 1948, on Lots 54 and 55.<sup>2</sup>

In 1950, Frank & Lillian LeHaven resided at 26776 WHRD; and Frank worked on the assembly line for the auto parts plant.<sup>3</sup>

Jamie W. Higgins and Virginia I., his wife, conveyed Lot 54 to Lorne W. Weber and Lloyd A. Martin, as tenants in common, by Warranty Deed on May 21, 1964, recorded June 25, 1964.<sup>4</sup>

Lloyd A. Martin and Winifred B., his wife, and Lorne W. Weber and Thelma J., his wife, conveyed Lot 54 and other lots to Lloyd A. Martin and Lorne W. Weber, assignees of Jamie W. Higgins and Virginia I. Higgins, his wife, by Agreement on May 21, 1964, recorded July 3, 1964.<sup>5</sup>

Lloyd A. Martin and Winifred B., his wife, and Lorne W. Weber and Thelma J., his wife, conveyed Lot 54 and other lots to the grantee by Warranty Deed on January 17, 1966, recorded January 20, 1966.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 on the eve of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the existing residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The 1.5-story form with expandable upper story was an affordable housing type ideally suited to young families seeking homeownership near industrial employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form, front shed dormer, compact footprint, and symmetrical facade organization remain clearly legible. The front wood deck is a minor replacement of the original entry stoop, and the rear lean-to porch does not affect the primary facade or massing. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved with generous lot and mature trees maintaining residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying early 1940s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the district's period of significance. The 1.5-story Minimal Traditional form with front dormer and symmetrical facade retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, dormer, and site relationship are preserved. The front deck and rear lean-to are minor modifications that do not compromise the building's ability to convey its early 1940s residential origins.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 33, for Frank & Lillian LeHaven ; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q9H-5QHW-R55?view=explore&lang=en&groupid=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0054\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                            |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26828 W. Huron River Drive                                                 |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                  |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                               |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0055_000 Lots 55 & 56 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102996                                                             |                                       | Long: -83.296743                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1956                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped w/ front projection                                          |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

**Eligibility**

|                                                                                  |                                                                |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>                     | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1956–1975 (within district's Late Period, 1922–1975)        |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26828 W. Huron River Drive                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Frank & Lillian Esther LeHaven / Jamie Higgins                 |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1956 Ranch residence at 26828 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling retaining strong integrity with original brick construction, intact Ranch form, and a prominent brick chimney. The property represents mid-1950s residential development along the W. Huron River Drive corridor.

The house exhibits an extended linear footprint with a low-pitch hip roof clad in dark gray asphalt shingles with broad overhanging eaves. The low roofline and extended horizontal massing are characteristic of mature mid-1950s Ranch design. A brick chimney rises from the interior roof surface.

The exterior walls display a two-material treatment. The primary facade is clad in red-toned brick veneer exhibiting warm coloration characteristic of 1950s masonry construction. Aluminum siding in a coordinating tone clads upper sections or secondary elevations. The brick/concrete foundation is continuous with the masonry walls.

The front facade features a large vinyl replacement picture window providing expansive glazing to the main living area, along with vinyl double-hung replacement windows. The main entry is positioned on the facade, accessed by a small stoop. The fenestration maintains original opening proportions.

A detached garage with light-toned siding is situated to the rear of the lot, visible to the right. The front yard is expansive with well-maintained lawn displaying prominent mowing stripes. A large mature deciduous tree provides canopy shade at center. The property has generous setback from W. Huron River Drive. Utility poles and overhead lines are present along the frontage.

Character-defining features include the extended linear Ranch form, low-pitch hip roof with broad eaves, red-toned brick veneer on primary wall surfaces, brick chimney, detached garage to the rear, expansive front yard, and mature landscape.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Ada M. Brown, an unmarried woman, conveyed **Lot 56** to Frank LeHaven and Lillian, his wife, as tenants by the entireties, by Warranty Deed on March 12, 1948, recorded April 12, 1948.<sup>1</sup>

Lillian Esther LeHaven conveyed Lots 54, 55, and 56 to Frank LeHaven by Quit Claim Deed on October 15, 1951, recorded November 19, 1951.<sup>2</sup>

Frank LeHaven, a single man, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of \$3,500 on October 27, 1951, recorded November 19, 1951, on Lots 54, **55, & 56**.<sup>3</sup>

Frank LeHaven, a single man, conveyed Lots 54, **55, and 56** to Jamie W. Higgins and Virginia, his wife, by Warranty Deed on May 14, 1955, recorded May 17, 1955. Frank LeHaven took out a mortgage from Jamie W. Higgins in the amount of \$6,000 on May 14, 1955, recorded May 17, 1955, on Lots 54, **55, and 56**.<sup>4</sup>

In 1964, Jamie Higgins was living at 26828 W. Huron River Drive.<sup>5</sup> In 1971, Jamie Higgins was living at 26828 W. Huron River Drive.<sup>6</sup>

"Jamie Higgins was involved in Flat Rock politics and was once Village President. The family still owns the home."<sup>7</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1964-65) p. 55, for W. Huron River Drive. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1956 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1956 during the mature phase of Flat Rock's postwar suburban expansion, this brick Ranch demonstrates the continued quality residential development sustained by the community's industrial prosperity. The brick construction represents premium housing for the period, reflecting the standards that enabled skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises to achieve substantial suburban homes. The property's location on W. Huron River Drive connects it to the primary road corridor through Flat Rock.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is good — the extended linear Ranch form, low-pitch hip roof with broad eaves, and brick facade remain as originally constructed. Materials integrity is good, with original red-toned brick veneer preserved on primary wall surfaces; only windows have been replaced with vinyl units maintaining original opening proportions. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved with generous lot, expansive front yard, mature shade tree, and detached garage to the rear. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's mid-1950s residential development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1956 construction date places it within the mature phase of the district's development. The brick Ranch with hip roof and detached garage represents quality residential construction. Strong integrity across all seven aspects — with original brick veneer and intact Ranch form — makes it a well-preserved representative of mid-1950s residential development along the W. Huron River Drive corridor.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0055\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26862 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58 092 01 0058 000 Lot 58 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103408                                                       | Long: -83.297451                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1937                                                                |
| Architectural Style     | Minimal Traditional                                                 |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input checked="" type="checkbox"/>                                 |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>                        | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 26862 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic Owners:                                                                 | Cleveland & Bertha Lapham                                                                                                                                                                           |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1937 vernacular residence at 26862 W. Huron River Dr. in Flat Rock has been extensively modified, most significantly by raising the entire structure onto a new tall concrete block foundation. While the construction date falls within the district's period of significance and the house remains on its original lot, cumulative alterations have fundamentally changed the building's historic character.

The house is a 1-story frame dwelling with a side-gable roof and front-projecting gable section, clad in gray asphalt shingles. The building has been raised approximately 4–5 feet above its original grade on a new concrete block foundation, creating a prominent exposed basement level that dominates the front facade. Evidence of the original lower concrete block foundation is visible at ground level beneath the new construction. This raising fundamentally alters the building's original relationship to grade — a primary design characteristic of modest 1930s vernacular dwellings, which typically sat close to the ground.

The exterior walls are clad entirely in tan or beige vinyl siding, obscuring all evidence of original wall materials. The fenestration consists of aluminum double-hung replacement windows and a large sliding picture window on the front facade. A basement-level window is visible in the exposed concrete block foundation. All original window materials and profiles have been eliminated.

Access to the main entry is now by a wood deck and staircase with dark-stained baluster railings ascending to the elevated first floor — a feature necessitated by the raised foundation and absent from the original design. A decorative lantern is mounted at the entry. A wood privacy fence and lattice screening enclose portions of the left rear yard.

A detached garage with light-toned siding is situated at the rear of the lot, accessed by an asphalt driveway along the right side. The property has a maintained lawn. An adjacent dwelling is visible to the left. Utility poles and overhead lines are present along W. Huron River Drive.

The original c. 1937 vernacular character is no longer legible. The raised foundation, vinyl siding, replacement windows, and added deck stairway collectively eliminate the building's ability to convey its Depression-era residential origins.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Cleveland & Bertha Lapham and family were living at 26862 HRD.<sup>1</sup> In 1940, Cleveland & Bertha Lapham and family were living at 26862 E. Huron River Drive, and Cleveland was employed as an inspector for the auto factory.<sup>2</sup>

Anna R. Lindsay and Marion Crooks, as joint tenants with right of survivorship and not as tenants in common, received Lot 58 from Cleveland W. Lapham and Bertha B., his wife, as tenants by the entireties, by Warranty Deed on December 16, 1940, recorded January 10, 1941.<sup>3</sup>

Raymond D. Ellis and Ruthann M., his wife, and Roger J. Remer and Gloria G., his wife, received Lot 58 by Warranty Deed on September 4, 1952, recorded September 12, 1952.<sup>4</sup>

In 1950, Raymond & Ruthann Ellis resided at 26862 WHRD; and Raymond worked as Stationary Engineer for the electric power plant.<sup>5</sup>

Roger J. Remer and Gloria G., his wife, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte, Michigan, on September 4, 1952, recorded September 12, 1952, on Lot 58.<sup>6</sup>

Raymond D. Ellis and Ruthann M., his wife, took out a mortgage from The First National Bank of Monroe, Monroe, Michigan, a National Banking Corporation, August 25, 1949, recorded August 26, 1949, on Lot 58.<sup>7</sup>

Cleveland W. Lapham and Bertha B., his wife, conveyed Lot 58 to Raymond D. Ellis and Ruthann M., his wife, by Warranty Deed on August 24, 1949, recorded August 26, 1949.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1937 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from cumulative alterations, most critically the raising of the structure on a new foundation.

Historical Context: The c. 1937 construction date falls within the district's period of significance, and the original vernacular form would have represented residential development during the early years of Ford's Village Industries transformation of Flat Rock. However, the extent of subsequent modifications prevents the property from conveying this historical association.

Integrity Assessment: Location is intact on the original W. Huron River Drive lot, though the building has been raised vertically above its original grade. All other aspects of integrity have been severely compromised. Design integrity is poor — raising the structure 4–5 feet fundamentally alters the building's relationship to grade, which for a modest 1930s vernacular cottage was a character-defining feature; the added deck stairway further changes the original entry configuration. Materials integrity is poor — the new concrete block foundation, vinyl siding, and aluminum replacement windows eliminate evidence of original 1937 construction. Workmanship is unreadable beneath replacement materials and the new foundation. Setting is diminished, as the elevated

<sup>1</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 325, for Cleveland & Bertha Lapham and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>) : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>) : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 72, dwelling 31, for Raymond & Ruthann Ellis ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSL?view=explore&lang=en&groupId=TH-7772-115405-97-41>) : accessed 27 July 2025), FHL#108990835, image 14 of 15; United States. National Archives and Records Administration.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

structure disrupts the property's historic relationship to the streetscape and adjacent dwellings. Feeling and association are lost, as the building reads as a recently renovated raised dwelling rather than a 1930s vernacular cottage.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1937 construction date falls within the period of significance and the house remains on its original lot, raising the structure on a new foundation is among the most consequential alterations possible for a modest vernacular dwelling. Combined with vinyl siding, replacement windows, and the added deck stairway, the building has lost its ability to convey its historic character. Only partial location integrity survives.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58 092 01 0058 000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                      |                                       |                                                                                                                 |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 26874 W. Huron River Drive                                           |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                         |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_01_0059_000 Lot 59 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103463                                                       | Long: -83.297590                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1937                                                                |
| Architectural Style     | Vernacular Cottage                                                  |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Front Gabled w/dormer                                               |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

**Eligibility**

|                                                                                  |                                                                |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1937–1975 (within district's Late Period, 1920–1975)        |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26874 W. Huron River Drive                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Charles & Anna Peel                                            |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1937 vernacular cottage at 26874 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-gable form characteristic of modest folk housing in small Michigan communities during the Depression era. The property retains its original compact form and steep front-gable massing despite surface material alterations. At the time of survey, the house appeared to be undergoing partial re-siding work.

The house exhibits a compact, narrow footprint with a steeply pitched front-gable roof clad in asphalt shingles. The steep pitch creates usable space in the upper half-story. The front-gable orientation presents the narrow gable end to the street — a traditional folk cottage configuration that maximized lot utilization on narrow parcels.

The exterior walls are clad in light blue-gray vinyl siding with white trim. At the time of the survey, portions of the siding appeared to be undergoing repair or replacement, with patches of exposed substrate or protective tape visible on the upper gable face and first-floor wall sections. The concrete slab foundation is at grade level.

The front facade is simply organized. The upper gable features a single aluminum double-hung replacement window centered in the gable peak. Two first-floor aluminum double-hung replacement windows with white frames flank the facade, with the entry likely positioned at the side or obscured by the viewing angle. The simple fenestration pattern and minimal ornamentation are characteristic of vernacular cottage construction.

A detached garage with light-toned siding is situated to the rear of the lot, partially visible behind the house. The property sits on a modest lot with maintained lawn, foundation plantings, a young evergreen tree to the right, and a mature deciduous tree to the left. A green mailbox is posted at the street edge. Adjacent dwellings — a 1-story Minimal Traditional to the left and a 1.5-story dwelling to the right — are visible on neighboring lots.

Character-defining features include the 1.5-story front-gable cottage form, steeply pitched roof, compact narrow footprint, simple fenestration, and modest residential scale characteristic of Depression-era folk housing.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Charles & Anna Peel were living at 26874 HRD.<sup>1</sup> In 1940, Charles & Anna Peel were living at 26874 W. Huron River Drive, and Charles was employed as a foreman for a building project.<sup>2</sup> In 1950, Delmar & Ruth Groves and children resided at 26874 W. Huron River Drive; and Delmar worked as manager for retail.<sup>3</sup>

The Estate of Sarah Jane Robinson, deceased, was the subject of a Probate File recorded January 28, 1952; Lot 59 and other lots were noted; the heir was William John Robinson, husband.<sup>4</sup>

In 1953, Delmar Groves resided at 26874 W. Huron River Drive.<sup>5</sup>

Delmar Clayton Groves (husband of Ruth Groves) conveyed Lot 59 to Ruth Groves by Warranty Deed on December 12, 1962, recorded March 15, 1963.<sup>6</sup>

Marion L. Grider, Plaintiff, versus Glen P. Grider, Defendant, filed a Wayne Civil Action on March 9, 1965, regarding Lot 59; this was a Complaint for Divorce filed at 26874 West Huron River Drive.<sup>7</sup>

Ruth Groves, a single woman, conveyed Lot 59 to Marion L. Grider by Warranty Deed on December 19, 1969, recorded August 25, 1970.<sup>8</sup>

In 1971, Rosalie F. Kluth & Marion L. Grider were living at 26874 W. Huron River Drive.<sup>9</sup>

Marion L. Grider conveyed Lot 59 to Marion L. Grider and Barbara G. Grup, not as tenants in common, but as joint tenants with full rights of survivorship, by Quit Claim Deed for \$1.00 on October 7, 1980, recorded January 10, 1985.<sup>10</sup>

Barbara G. Grup, survivor of herself and her deceased joint tenant (John E. Grup, Jr., as joint tenants with full rights of survivorship and not as tenants in common), and Marion L. Grider, conveyed Lot 59 to Barbara G. Grup and John E. Grup, Jr., as joint tenants with full rights of survivorship and not as tenants in common, by Quit Claim Deed for \$1.00 on January 9, 1985, recorded January 10, 1985.<sup>11</sup>

The Death Certificate of Marion Laurie Grider was filed on December 26, 1984, recorded January 10, 1985, noting Lot 59; the death certificate recites that the decedent expired December 21, 1984. [Divorced. Informant: F. Brightman.]<sup>12</sup>

John E. Grup, Jr. and Barbara G., his wife, took out a mortgage from Champion Employees Credit Union, Inc. in the amount of \$5,000 on November 8, 1985, recorded November 12, 1985, on Lot 59.<sup>13</sup>

<sup>1</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 326, family ,Charles & Anna Peel ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

<sup>3</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 72, dwelling 30, for Delmat & Ruth Groves and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSL?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 14 of 15; United States. National Archives and Records Administration.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.**

<sup>5</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1937 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1937 during the Depression era, this vernacular cottage represents the modest residential development that preceded and supported Ford's Village Industries expansion in Flat Rock. The compact front-gable folk form reflects the affordable housing available to workers during the 1930s, when the community's industrial base was becoming established. Properties of this era represent the existing residential foundation that would support the workforce during the community's subsequent industrial transformation.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story front-gable cottage form, steeply pitched roof, compact narrow footprint, and simple facade organization remain clearly legible. The ongoing re-siding work does not affect the underlying form. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations. Setting is preserved along the W. Huron River Drive corridor with the detached garage, maintained lot, and relationship to adjacent dwellings conveying residential character. Feeling and association are adequate, with the modest vernacular cottage form and compact scale conveying Depression-era residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1937 construction date places it within the district's period of significance. The front-gable vernacular cottage form — a traditional folk housing type — retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the compact 1.5-story form and steeply pitched roof are intact. The ongoing re-siding work observed at the time of survey represents maintenance rather than alteration of form.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0059\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26884 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0060_000 Lot 60 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103598                                                       |                                       | Long: -83.297698                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1939 (1952 Remodel)                                                 |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/ porch proj.                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

**Eligibility**

|                                                                                  |                                                                |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1939–1975 (within district's Late Period, 1920–1975)        |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26884 W. Huron River Drive                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Glen & Marie Clark / Michael G. & Rose Brklacich               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1939 Minimal Traditional residence at 26884 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling updated c. 1952, featuring a front-projecting porch gable that provides modest architectural emphasis on the facade. The property retains its compact form and side-gable massing despite surface material alterations, with the c. 1952 remodel likely responsible for the porch gable and other modernizing updates.

The house exhibits a compact rectangular footprint with a side-gable roof clad in gray asphalt shingles. A small front-facing gable projection extends from the center-left of the front roof slope, creating a porch dormer or entry emphasis — likely added or modified during the c. 1952 update. This feature is common on Minimal Traditional and early Ranch houses of the early 1950s, providing visual interest within an otherwise simple form. The gable projection features white trim defining the rake and fascia.

The exterior walls are clad entirely in light gray vinyl siding with white trim at window surrounds, corners, and roof edges. The concrete block foundation is visible at the base. The front facade is organized with the entry positioned beneath or adjacent to the front gable projection. Aluminum double-hung replacement windows with dark-toned frames are positioned on either side — a paired or grouped window to the left and a paired window to the right of the entry gable. A small decorative planter is positioned near the entry.

A detached garage is situated to the rear of the lot, accessed by a gravel driveway along the right side. A commercial van is parked in the driveway. The property sits on a modest lot with maintained lawn, mature deciduous trees including a large tree to the left, and a mature evergreen to the rear. Mailboxes are posted at the street edge. Adjacent dwellings are visible on both sides — a brick Ranch to the left and a vernacular cottage to the right — consistent with the mixed housing stock along this section of W. Huron River Drive.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof with front-projecting porch gable, simple facade organization, concrete block foundation, detached garage to the rear, and modest residential scale.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Glen & Marie Clark were living at 26884 W. Huron River Drive, and Glen was employed as a laborer for building construction.<sup>1</sup>

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 60 to John A. LaBudda and Jayn Lapham, his wife, by Certificate Deed on September 12, 1940, recorded September 12, 1940.<sup>2</sup>

John A. LaBudda and Jayn Lapham, his wife, took out a mortgage from Newman Development Co., Inc., a Michigan Corporation, in the amount of \$1,200 on September 12, 1940, recorded September 12, 1940, on Lot 60.<sup>3</sup>

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 60 to Newman Development Co., Inc., and Frank Klauza Jr. and Irene Dorothy Wf., by Certificate Deed on March 4, 1944, recorded October 6, 1944.<sup>4</sup>

Harold Blesing and Beulah E. Blesing, his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$1,350 on July 10, 1945, recorded July 12, 1945, on Lot 60.<sup>5</sup>

Beulah Blesing, Plaintiff, versus Harold Blesing, Defendant, received Lot 60 by Decree on August 20, 1947, recorded August 20, 1947; Lot 60 was hereby awarded to the plaintiff Beulah Blesing as her sole property.<sup>6</sup>

Beulah Blesing, Michael G. Brklacich and Rose, his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of \$2,100 on September 26, 1947, recorded September 29, 1947, on Lot 60.<sup>7</sup>

Michael G. Brklacich and Rose, his wife, as tenants by the entireties, received Lot 60 by Warranty Deed on September 26, 1947, recorded September 29, 1947.<sup>8</sup>

In 1950, Michael & Charlotte Brklacich and sons resided at 26884 WHRD; and Michael worked as coal unloading at power plant.<sup>9</sup> In 1953, Michael Brklacich resided at 26884 W. Huron River Drive.<sup>10</sup>

Michael G. Brklacich and Rose, his wife, conveyed Lot 60 to Kenneth R. Miller and Opal A., individually and as husband and wife, by Warranty Deed on July 9, 1956, recorded July 16, 1956.<sup>11</sup>

Everett G. Hines and Helen E., his wife, received Lot 60 from Michael G. Brklacich and Rose, his wife. Kenneth R. Miller and Opal A. Miller, his wife, took out a mortgage from Peoples Bank of Trenton, a Michigan Corporation, in the amount of \$4,000 on June 24, 1960, recorded June 29, 1960, on Lot 60.<sup>12</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1952 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

**Criterion A - Community Planning and Development:** Built c. 1939 during the Depression era and updated c. 1952, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive

<sup>1</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 327, for Glen & Marie Clark; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupld=TH-1971-27888-4618-79>) : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>) : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>9</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 29, for Michael & Charlotte Brklacich and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHQ-5QHW-RS5?view=explore&lang=en&groupld=TH-7772-115405-97-41>) : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

<sup>10</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

corridor spanning two phases of the district's period of significance. The original 1939 construction reflects the affordable housing that preceded Ford's Village Industries expansion, while the c. 1952 remodel demonstrates the continued residential investment sustained by the community's industrial prosperity during the peak years of the Village Industries program.

**Integrity Assessment:** Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable form and simple facade organization remain clearly legible; the front-projecting porch gable likely dates to the c. 1952 update, itself within the period of significance. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the concrete block foundation remains. Setting is preserved along the W. Huron River Drive corridor with the detached garage, maintained lot, and relationship to adjacent dwellings conveying residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying late 1930s residential character as updated during the early 1950s.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1939 construction date with c. 1952 update places this property within two phases of the district's period of significance. The Minimal Traditional form with front-projecting porch gable (likely dating to the 1952 remodel) retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, porch gable, and site relationship are preserved.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0060\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26892 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0061_000 Lot 61 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.103842                                                       | Long: -83.297952                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1961                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Casement                                                            |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Many – was a farm nursery                                           |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry; Commerce                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1961–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Historic Name                                                                    | Walle's Nursery                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | 26892 W. Huron River Drive                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Oscar T. & Emma Walle                                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence & Nursery Farm                                                                                                                                                              |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Oscar T. Walle                                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1961 Ranch residence at 26892 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling on an exceptionally large lot that historically supported a nursery and landscaping business. The property retains strong integrity with original brick construction, intact Ranch form, and attached garage, and represents the mixed residential-commercial character of the W. Huron River Drive corridor.

The house exhibits an extended linear footprint with a low-pitch hip roof clad in dark asphalt shingles with broad overhanging eaves and dark fascia. The low roofline and pronounced horizontal massing are characteristic of mature early 1960s Ranch design. A brick chimney rises from the interior roof surface.

The exterior walls are clad entirely in brown-toned brick veneer — a warm, medium brown coloration that gives the dwelling a distinctive earth-toned appearance. The uniform brick treatment across all visible elevations represents premium construction. The brick/concrete foundation is continuous with the masonry walls. Dark-toned trim at the eaves and window surrounds complements the brown brick.

The front facade extends across a broad horizontal plane. Aluminum replacement picture and casement windows with dark or bronze-toned frames are positioned across the facade, maintaining original opening proportions. The main entry is recessed within the facade. An open carport structure supported by posts extends from the left (west) end, sheltering a parking and outdoor living area. The attached garage is integrated into the main roofline.

The property occupies an exceptionally large lot for this section of W. Huron River Drive. The rear lot contains multiple accessory structures — buildings, shelters, and storage facilities — associated with the property's former use as a nursery and landscaping business. These rear structures are visible beyond the dwelling and include utilitarian buildings of various sizes. This commercial history adds a layer of significance to the property, demonstrating the small-scale entrepreneurial activity that Flat Rock's economic stability supported. A concrete driveway extends along the left side, providing access to the rear lot and its structures. The front yard is maintained with lawn, a fieldstone border at the driveway entrance, mature deciduous and evergreen trees, and ornamental shrubs. A red, white, and blue painted mailbox with the address "26892" is posted at the street edge. A children's playhouse is visible in the right side yard.

Character-defining features include the extended linear Ranch form, low-pitch hip roof with broad eaves, brown-toned brick veneer on all surfaces, brick chimney, attached garage, open carport, exceptionally large lot, and rear accessory structures associated with the former nursery/landscaping operation.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Death Certificate of Oscar T. Walle, Sr., married, was filed, noting the decedent died March 27, 1959. The death certificate (No. 97) was filed in the Office of the Clerk of the City of Wyandotte. He was the husband of Emma.<sup>1</sup>

Emma G. Walle, survivor of herself and Oscar T. Walle, her deceased husband (whose death certificate was recorded), conveyed Lot 61 and other lots to Erwin R. Walle by Warranty Deed on October 20, 1959, recorded May 10, 1962.<sup>2</sup>

In 1971, Walles Nursery, a local business was operating at 26892 W. Huron River Drive.<sup>3</sup>

Erwin R. Walle, a single man, and Beatrice June Walle, his wife, along with Donald E. Morris and Alma L., his wife, received Lot 61 and other lots. Beatrice June Walle, Plaintiff, versus Erwin R. Walle, Defendant, filed a Wayne County Action on July 16, 1976, regarding Lot 61 — a Complaint for Divorce.<sup>4</sup>

Beatrice June Walle took out a mortgage from Erwin R. Walle in the amount of \$7,000 on March 10, 1977, recorded March 21, 1977, on Lot 61. Beatrice June Walle conveyed Lot 61 to Erwin R. Walle by Quit Claim Deed on March 10, 1977, recorded March 23, 1977.<sup>5</sup>

Edward F. Bianco and Bonnie Y., his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of \$61,000 on December 6, 1977, recorded December 13, 1977, on Lot 61 and other lots.<sup>6</sup>

Erwin R. Walle, single man, and Donald E. Morris and Alma L., his wife, conveyed Lot 61 and other lots to Edward P. Bianco and Bonnie Y., his wife, by Warranty Deed for \$40,000 on November 22, 1977, recorded December 14, 1977. Donald E. Morris and Alma L., his wife, also conveyed Lot 61 and other lots to Edward P. Bianco and Bonnie Y., his wife, by Warranty Deed for \$85,000 on December 6, 1977, recorded December 14, 1977.<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1961 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1961 during the later years of the district's period of significance, this brick Ranch demonstrates the continued quality residential development sustained by Flat Rock's industrial prosperity. The full brick construction represents premium housing for the period. The property's additional significance lies in its association with a nursery and landscaping business that operated from the rear lot, demonstrating the small-scale commercial enterprise that Flat Rock's economic stability supported along the W. Huron River Drive corridor. This mixed residential-commercial use — a home-based business operated from a large rear lot — represents a distinctive pattern of entrepreneurial activity within the district, complementing the industrial employment that was the primary economic driver.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is good — the extended linear Ranch form, low-pitch hip roof, attached garage, open carport, and horizontal emphasis remain as originally constructed. Materials integrity is good, with original brown-toned brick veneer preserved on all wall surfaces; only windows have been replaced with aluminum units maintaining original opening proportions. Workmanship is evident in the quality brick masonry. Setting is well preserved, with the exceptionally large lot, rear accessory structures, and

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

mature landscape maintaining the residential-commercial character of the property. Feeling and association are strong, with the brick Ranch form and rear business structures conveying the mixed-use character of W. Huron River Drive during the later period of significance.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1961 construction date places it within the later phase of the district's development. The full brick Ranch with attached garage and open carport represents quality residential construction. The property's association with a nursery/landscaping business operating from the exceptionally large rear lot adds commercial significance and documents the entrepreneurial activity that Flat Rock's economic stability supported. Strong integrity across all seven aspects makes it a well-preserved representative of the mixed residential-commercial character of the W. Huron River Drive corridor.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0061\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27044 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0063_000 Lot 63 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104968                                                       |                                       | Long: -83.299093                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1937                                                                |
| Architectural Style     | Cape cod w/ Tudor Infl.                                             |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/Catslide Porch                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl Replacements                                                  |
| Window Type             | Picture Bay & Double Hung                                           |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1937–1975 (within district's Late Period, 1922–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27044 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Fount & Eva Dishon                                                                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1937 Cape Cod residence at 27044 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling displaying Tudor Revival influence in its steeply pitched front entry gable. The combination of Cape Cod massing with Tudor-inspired entry detailing reflects the pattern-book eclecticism common in Depression-era residential construction, where builders freely blended popular stylistic elements. The property retains its distinctive form despite surface material alterations.

The house exhibits a compact footprint with a steeply pitched side-gable roof clad in green-toned asphalt shingles. A prominent front-projecting entry gable extends from the center of the facade, rising to a steep point that echoes Tudor Revival design. The steep pitch of both the main roof and the entry gable creates the angular profile characteristic of the style. The entry gable is the primary architectural feature, giving the otherwise modest Cape Cod form a distinctive character.

The exterior walls are clad entirely in white aluminum siding with blue or slate-toned decorative shutters flanking the first-floor windows. The concrete block foundation is visible at the base. The front facade is symmetrically organized around the central entry gable. The main entry — a white door with decorative hardware — is recessed within the gable projection, accessed by a concrete stoop with steps. Flanking the entry gable, vinyl replacement windows are positioned on either side: a picture or bay window grouping to the left and a double-hung window to the right. Decorative exterior light fixtures are mounted on either side of the entry gable. Foundation plantings of mature boxwood hedges frame the entry and soften the facade.

The property sits on a generous lot with well-maintained lawn, mature deciduous and evergreen trees — including a large shade tree to the left and a tall spruce to the right — and ornamental shrubs. A white picket fence section defines the right side yard. A driveway extends along the right side, providing access to a garage at the rear. A green mailbox is posted at the street edge. The address "27044" is displayed on the facade within the entry gable. An adjacent stone-and-wood-sided split-level dwelling is visible to the left.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, prominent front-projecting Tudor-influenced entry gable, symmetrical facade organization, and mature landscape setting.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1939, Fount & Eva Dishon and family were living at 27044 HRD.<sup>1</sup> In 1940, Font & Eva Dishon were living at 27094 E. Huron River Drive.<sup>2</sup>

Newman Development Co., Inc., conveyed Lot 63 and other lots to Fount Dishon and Eva, his wife, by Certificate Deed on August 7, 1942, recorded March 5, 1965.<sup>3</sup>

In 1950, Eva Dishon resided at 27044 WHRD; and Eva worked at kitchen work at restaurant.<sup>4</sup> In 1971, Chester Hammond was living at 27044 W. Huron River Drive.<sup>5</sup>

Mary Martha Devlin, Executrix of the Estate of Eva Dishon, deceased, conveyed Lot 63 and other lots to Chester L. Hammond and Marilyn J., his wife, by Executor's Deed for \$15,000 on April 16, 1965, recorded April 29, 1965.<sup>6</sup>

Chester L. Hammond and Marilyn J., his wife, took out a mortgage from Security Bank & Trust Co. in the amount of \$10,900 on April 22, 1965, recorded April 29, 1965, on Lot 63 and other lots.<sup>7</sup>

Chester L. Hammond and Marilyn J. Hammond conveyed an easement to the Department of Public Works of the County of Wayne on June 16, 1969, recorded July 30, 1969, for a sanitary sewer on Lot 63, adjacent to the westerly 17 feet at a right angle measurement adjacent to Huron River Drive.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1937 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1937 during the Depression era, this Cape Cod with Tudor Revival influence represents the residential development that supported Ford's Village Industries workforce during the community's early industrial transformation. The blending of Cape Cod massing with Tudor-inspired entry detailing reflects the architectural aspirations of Flat Rock's growing workforce, demonstrating that even during the Depression era, homeowners invested in stylistic refinements beyond strictly utilitarian construction. The property's c. 1937 date places it among the earlier dwellings within the district, representing the residential foundation upon which the community's subsequent Village Industries expansion was built.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form, steeply pitched side-gable roof, and prominent Tudor-influenced front entry gable remain clearly legible as the defining architectural features. The symmetrical facade organization is preserved. Materials integrity has been diminished by aluminum siding and vinyl replacement windows (including a bay window that may replace an original configuration), though these are reversible alterations and the concrete block foundation remains. Setting is well preserved with generous lot, mature trees, ornamental plantings, and white picket fence section conveying established residential character. Feeling

<sup>1</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 328, for Fount & Eva Dishon; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 27, for Eva Dishon ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHQ-5QHW-RSS?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

and association are strong, with the distinctive Cape Cod-Tudor form and mature landscape conveying the architectural character of Depression-era residential construction in Flat Rock.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1937 construction date places it among the earlier dwellings within the district. The Cape Cod form with Tudor Revival-influenced entry gable is architecturally distinctive and retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, entry gable, and mature setting are preserved. The Tudor-Cape Cod blend reflects the stylistic aspirations that characterized Depression-era housing in Flat Rock's developing community.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0063\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

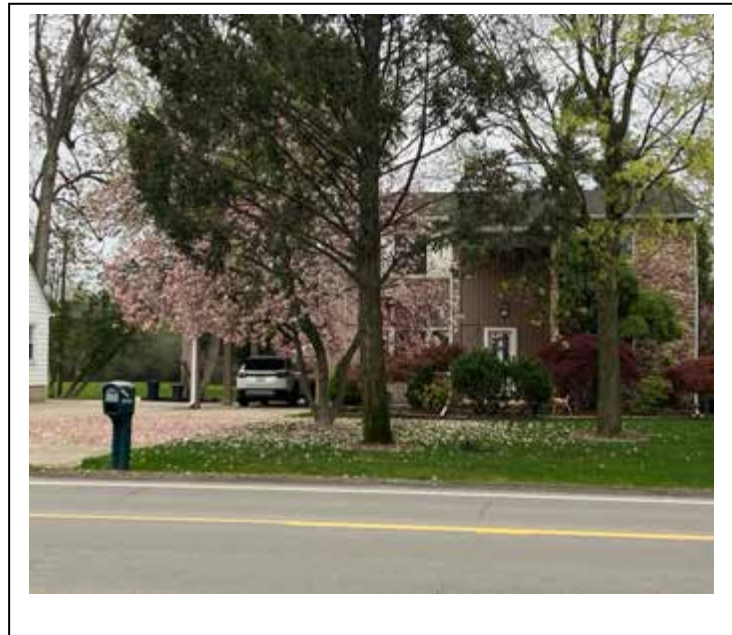


|                                                           |                                                                      |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27054 W. Huron River Drive                                           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                            |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                         |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0064_000 Lot 64 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104890                                                       |                                       | Long: -83.299563                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1960                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Side Gabled – low pitch                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Wood Sided/Stone                                                    |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding/Casement                                                    |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; <b>Architecture</b>                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1960–1975 (within district's Late Period, 1922–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27054 W. Huron River Drive                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Roy Doty / Arlen & Rita Fadely                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1960 Contemporary residence at 27054 W. Huron River Dr. in Flat Rock is a 2-story dwelling displaying distinctive Modern design through its combination of fieldstone veneer, vertical wood siding, and asymmetrical massing. The property is one of the most architecturally distinguished dwellings along this section of W. Huron River Drive and retains exceptional integrity.

The house is organized as an asymmetrical composition with a 2-story main block and lower attached elements. The low-pitch side-gable roof is clad in dark asphalt shingles with broad overhanging eaves. The low roofline relative to the 2-story massing creates a characteristically Modern horizontal emphasis despite the vertical proportions of the main block.

The exterior displays a deliberate juxtaposition of natural and manufactured materials — a hallmark of Contemporary residential design of the late 1950s and early 1960s. A massive fieldstone chimney and wall element dominates the right (east) portion of the front facade, rising the full two stories and extending the fieldwork across a broad section of the wall plane. The stonework employs rounded fieldstone or river stone in varied warm tones, laid in an irregular coursing pattern that creates a textured, naturalistic surface. The remainder of the exterior is clad in vertical wood board-and-batten siding in a warm brown or taupe tone, providing a smooth, linear counterpoint to the rough stonework. The interplay between rough natural stone and smooth vertical wood is the building's defining design feature.

The front facade features large aluminum sliding or casement windows with white frames set into the vertical siding, positioned to provide expansive glazing on both the first and second floors. The main entry is located on the front facade, accessed by a walkway through the landscaped front yard. A trellis or pergola element extends from the facade near the entry, supporting climbing vegetation — an organic design element reinforcing the Contemporary integration of structure and landscape.

An open carport extends from the left (west) side of the house, supported by posts with a flat or low-pitch roof echoing the main roofline. A garage with matching vertical wood siding is situated to the rear, accessed by a concrete driveway. The coordinated siding treatment between the house and garage demonstrates the designed unity characteristic of Contemporary residential compositions.

The property is exceptionally well landscaped with mature flowering magnolia trees, Japanese maples, ornamental evergreens, sculpted shrubs, and perennial beds creating a curated garden setting. A decorative deer sculpture is positioned in the front yard. The landscape design complements the Contemporary architecture's emphasis on integrating built form with natural elements. A green mailbox with the address "27054" is posted at the street edge. Mature deciduous and evergreen trees provide canopy and backdrop.

Character-defining features include the 2-story asymmetrical massing, low-pitch side-gable roof, massive fieldstone chimney and wall element, vertical wood board-and-batten siding, large aluminum window openings, open carport, matching rear garage, entry trellis/pergola, and curated landscape setting.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Homer Dishon and Ann R. Hunter (formerly Ann R. Dishon, his wife) conveyed Lot 64 and other lots to Eva Dishon, a single woman, and Charles A. Dishon and Margaret, his wife, by Warranty Deed on October 4, 1954, recorded October 11, 1954.<sup>1</sup>

Eva Dishon, Charles A. Dishon, and Margaret, his wife, conveyed Lot 64 and other lots to Roy Doty, a married man, by Warranty Deed on July 27, 1960, recorded August 19, 1960.<sup>2</sup> Down River Federal Savings & Loan Association of Wyandotte, a U.S. Corporation, took out a mortgage in the amount of \$11,947 [to build residence] on July 27, 1960, recorded August 19, 1960, on Lot 64 and other lots.<sup>3</sup>

David C. Sharpe and Donna L., his wife, conveyed Lot 64 and other lots to Arlen F. Fadely and Rita A., his wife, by Warranty Deed on May 11, 1972, recorded May 17, 1972.<sup>4</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1960 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A - Community Planning and Development: Built c. 1960 during the later years of the Village Industries period, this Contemporary dwelling represents the highest tier of residential construction achieved along the W. Huron River Drive corridor. The investment in architect-quality design with premium materials — fieldstone, vertical wood siding, and integrated carport — reflects the economic prosperity that Ford's industrial presence sustained in the community, enabling some residents to commission custom or builder-designed homes incorporating current architectural trends.

Criterion C - Architecture: This dwelling is a well-executed example of Contemporary/Modern residential design as adapted for a small Michigan community in 1960. The deliberate juxtaposition of rough fieldstone and smooth vertical wood siding exemplifies the Contemporary style's emphasis on natural materials and textural contrast. The asymmetrical massing, low-pitch roofline, large window openings, open carport, and integrated landscape design are all characteristic elements of the style. The property stands out within the district as one of the few dwellings exhibiting identifiable architect-influenced Modern design, in contrast to the builder-vernacular Minimal Traditional, Cape Cod, and Ranch houses that predominate. The matching vertical siding on the rear garage demonstrates a level of design coordination uncommon in the district.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the 2-story asymmetrical form, fieldstone chimney and wall, vertical wood siding, low-pitch roofline, open carport, and large window openings appear unaltered. Materials integrity is excellent, with original fieldstone veneer, vertical wood siding, and aluminum windows preserved. Workmanship is evident in the quality stonework, coordinated material palette, and integrated design between house and garage. Setting is exceptionally well preserved with curated landscape featuring mature specimen trees and ornamental plantings that reinforce the Contemporary design's integration of architecture and nature. Feeling and association are strong, with the property conveying the architectural sophistication achievable in Flat Rock during the peak of its Village Industries-era prosperity.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1960 construction date places it within the later phase of the district's development. The Contemporary design with fieldstone veneer and vertical wood siding is architecturally distinctive within the district, warranting recognition under Criterion C in addition to Criterion A. Exceptional integrity across all seven aspects — with original stone, wood siding, and window configurations preserved — makes it one of the best-preserved and most architecturally distinguished properties documented along W. Huron River Drive.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0064\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                                                                                     |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27064 W. Huron River Drive                                                                                                          |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                                                                           |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                                                                                        |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_01_0065_300 Lot 65 Assessor's Flat Rock Plat No. 3 (May 1940)<br>ALSO, Lot 7 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.105240                                                                                                                      | Long: -83.299383                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                                                                                         | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Cape Cod                                                            |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/ dormers                                               |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | No garage                                                           |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1941–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27064 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Charles A. and Margaret Dishon                                                                                                                                                                      |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residential                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residential                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Builder:                                                                         | Newman Development Co.                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1941 Cape Cod residence at 27064 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling retaining its characteristic Cape Cod form with front dormers, exterior brick chimney, and symmetrical facade organization. The property represents early 1940s residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in gray asphalt shingles. Two front-facing gabled dormers project from the front roof slope, each containing an aluminum double-hung replacement window — the classic Cape Cod dormer treatment providing light and headroom to the upper half-story. A prominent exterior red brick chimney rises along the right (east) gable wall, retaining its original masonry with a corbelled cap. The chimney is one of the property's strongest surviving original elements.

The exterior walls are clad entirely in white aluminum siding. The concrete block foundation is visible at the base. The front facade is symmetrically organized with the main entry slightly left of center, flanked by aluminum double-hung replacement windows on either side. The entry features a teal or dark green-painted door with a small stoop and concrete steps. A screen or storm door covers the entry. Light blue or gray decorative shutters flank the first-floor windows and dormers.

Mature foundation hedges extend across the full width of the front facade, providing a substantial green base that partially screens the lower wall and foundation. The front yard is maintained with lawn and mature deciduous and evergreen trees. A mailbox is posted at the street edge. No garage is present; a concrete driveway to the right provides vehicle access. An adjacent structure with brown siding and a propane tank is visible to the right. Decorative lawn ornaments are arranged along the front walkway.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, two front-facing gabled dormers, prominent exterior red brick chimney with corbelled cap, symmetrical facade organization, and compact residential footprint.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 7 et al. to Charles A. Dishon and Margaret, his wife, by Certificate Deed on July 26, 1939, recorded August 12, 1940.<sup>1</sup>

Newman Development Co., Inc., a Michigan Corporation of Detroit, took out a mortgage from Peoples State Bank of Trenton, Michigan Corporation, in the amount of \$1,222.30 on October 1, 1940, recorded October 11, 1940, on Lot 7 et al.<sup>2</sup>

Newman Development Co., Inc., a Michigan Corporation of Detroit, conveyed Lot 7 et al. to Charles A. Dishon and Margaret, his wife, by Quit Claim Deed on September 17, 1940, recorded October 11, 1940.<sup>3</sup>

Charles A. and Margaret Dishon, his wife, took out a mortgage from Peoples State Bank of Trenton, Michigan, a Corporation, in the amount of \$2,210.62 on February 5, 1941, recorded February 7, 1941, on Lot 7 et al.<sup>4</sup>

Charles A. Dishon and Margaret, his wife, took out a mortgage from Peoples State Bank of Trenton, Michigan Corporation, in the amount of \$2,590.95 on May 17, 1941, recorded May 20, 1941, on Lot 7 et al.<sup>5</sup>

In 1953, Charles Dishon resided at 27044 W. Huron River Drive.<sup>6</sup> In 1971, Charles Dishon was living at 27054 W. Huron River Drive.<sup>7</sup>

The Death Certificate of Charles Anderson Dishon was filed, noting the decedent expired September 23, 1983; he was the husband of Margaret, and the certificate was recorded September 26, 1983, and filed November 9, 1984, referencing Lot 7 et al.<sup>8</sup>

Margaret B. Dishon, survivor of herself and her deceased husband, Charles A. Dishon, conveyed Lot 7 et al. to Margaret B. Dishon, Donna Lee Sharpe, and Douglas C. Dishon, as Joint Tenants with full rights of survivorship and not as tenants in common, by Quit Claim Deed for \$1.00 on December 9, 1983, recorded November 9, 1984.<sup>9</sup>

The Death Certificate of Margaret B. Dishon was filed, noting the decedent expired September 7, 1984; she was widowed, her informant was Douglas C. Dishon; the certificate was recorded September 10, 1984, and filed November 9, 1984, referencing Lot 7 et al.<sup>10</sup>

Donna Lee Sharpe, by her attorney in fact Douglas C. Dishon, and Douglas C. Dishon, individually, as Joint Tenants with full rights of survivorship as survivors of themselves and their deceased Joint Tenant Margaret E. Dishon, conveyed Lot 7 et al. to Arlen F. Fadely and Rita A., his wife, by Warranty Deed on November 5, 1984, recorded November 9, 1984.<sup>11</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>7</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1941 on the eve of Ford's Village Industries expansion, this Cape Cod dwelling represents the residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The Cape Cod form — with its expandable upper half-story — was an ideal housing type for young families seeking affordable homeownership near industrial employment. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form, steeply pitched side-gable roof, two front gabled dormers, prominent exterior brick chimney, and symmetrical facade organization remain clearly legible. The exterior brick chimney with corbelled cap is a significant surviving original element. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though the original brick chimney is intact and these are reversible alterations. Setting is preserved along the W. Huron River Drive corridor with maintained residential character, mature landscape, and established foundation hedges. Feeling and association are strong, with the Cape Cod form, dormers, and brick chimney conveying early 1940s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1941 construction date places it within the district's period of significance. The Cape Cod form with front dormers and prominent exterior brick chimney retains strong design integrity. While aluminum siding and replacement windows diminish materials integrity, the original form, dormers, chimney, and symmetrical organization are preserved. The intact brick chimney is a notable surviving original element.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0065\_300; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                          |                                       |                                                                                                                 |
|-----------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27098 W. Huron River Drive                                               |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                             |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_03_0008_000 Lot 8 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.105646                                                           | Long: -83.299657                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                              | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Cape Cod                                                            |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/ dormers                                               |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage                                                            |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1941–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27098 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Spencer O. and Henrietta Reeves / Emerson and Carrie Hammond                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Newman Development Co.                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1941 Cape Cod residence at 27098 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling retaining its characteristic Cape Cod form with front dormers, brick chimney, and asymmetrical facade organization. The property represents early 1940s residential development along the W. Huron River Drive corridor and conveys its age through its weathered, unrestored character.

The house exhibits a compact rectangular footprint with a steeply pitched side-gable roof clad in dark asphalt shingles. Two front-facing gabled dormers project from the front roof slope — one larger dormer to the left and a smaller dormer to the right — each containing an aluminum double-hung replacement window. The asymmetrical dormer placement distinguishes this Cape Cod from the more common symmetrical arrangement. A brick chimney rises from the interior roof surface near the ridge line, partially visible above the roofline.

The exterior walls are clad entirely in white or light gray aluminum siding, now weathered to a dull gray tone consistent with the building's age and deferred maintenance. The concrete block foundation is visible at the base. The front facade features a partial-width porch sheltered by a metal awning supported by posts, with a wood deck and steps providing entry access. A large picture or multi-pane window is positioned to the left of the porch, and additional windows flank the facade. The address numerals appear to be displayed near the porch area.

The property sits on a generous lot with maintained but unmanicured lawn. Mature deciduous trees and shrubs — including a large ornamental tree at center and a substantial weeping evergreen to the right — partially screen the facade. The overgrown, naturalistic landscape character is consistent with the property's weathered appearance. A garage is located to the rear of the lot. Adjacent dwellings are visible on both sides.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, two front-facing gabled dormers (asymmetrically placed), brick chimney, partial-width front porch, and compact residential footprint.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Newman Development Co., Inc. of Detroit, Michigan, a married man [*sic*, Corporation], conveyed Lot 8 to Spencer C. Reeves, a married man, by Certificate Deed on December 6, 1941, recorded December 8, 1941. The conveyance excepted that part now used and/or deeded for highway purposes.<sup>1</sup>

Spencer O. Reeves and Henrietta, his wife, conveyed Lot 8 to Emerson Hammond and Carrie, his wife, by Warranty Deed on April 26, 1949, recorded April 28, 1949.<sup>2</sup>

In 1953, Emerson Hammond resided at 27098 W. Huron River Drive.<sup>3</sup> In 1971, Emerson Hammond was living at 27098 W. Huron River Drive.<sup>4</sup>

Emerson Hammond, single, survivor of himself and his deceased wife Carrie Hammond (Death Certificate recorded in Liber 13841, Page 95), conveyed Lot 8 to Chester L. Hammond (undivided ½ interest) and Charles R. Hammond (undivided ½ interest) by Warranty Deed on July 30, 1966, recorded August 4, 1966. The grantor reserved a life estate.<sup>5</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>4</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1941 on the eve of Ford's Village Industries expansion, this Cape Cod dwelling represents the residential foundation along W. Huron River Drive that supported the workforce during the community's industrial transformation. The Cape Cod form was an ideal affordable housing type for young families seeking homeownership near industrial employment. The property's unrestored condition is itself a form of preservation, retaining the authentic character of a modest early 1940s dwelling without the overlay of modern renovations.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form, steeply pitched side-gable roof, asymmetrical front dormers, brick chimney, and partial-width porch remain legible. The metal porch awning is a common mid-century addition. Materials integrity has been diminished by aluminum siding and replacement windows, though the brick chimney is intact and the siding is reversible. Setting is preserved with generous lot, mature trees, and residential character along the W. Huron River Drive corridor. Feeling and association are strong — the weathered, unrestored character of the dwelling conveys the authentic age and modest scale of early 1940s residential construction.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.

The c. 1941 construction date places it within the district's period of significance. The Cape Cod form with asymmetrical front dormers and brick chimney retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, dormers, chimney, and site relationship are preserved. The property's unrestored condition reinforces its authentic early 1940s residential character.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0008\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                                                          |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 27104 W. Huron River Drive                                               |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                             |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_03_0009_000 Lot 9 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.105877                                                           | Long: -83.299957                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                              | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1947                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled w/wing                                                  |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

**Eligibility**

|                                                                                  |                                                                |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1947–1975 (within district's Late Period, 1922–1975)        |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27104 W. Huron River Drive                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Gertrude Milstein and Ann Milstein                             |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Newman Development Co.                                         |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1947 Minimal Traditional residence at 27104 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling retaining its compact form and side-gable massing despite surface material alterations. The property represents early postwar residential development along the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in dark asphalt shingles. The basic 1-story side-gable form is characteristic of Minimal Traditional and early Ranch design of the late 1940s. The roof features modest overhanging eaves with dark-toned fascia.

The exterior walls are clad entirely in light gray vinyl siding. The brick/concrete block foundation is visible at the base and has been painted white with blue diamond-shaped decorative motifs — a personalized embellishment. The front facade is organized with a large aluminum sliding or picture replacement window to the left and the main entry area to the right. The entry section features a brick wainscot base with a large picture window above, providing a distinct material accent on the facade. The address "27104" is displayed near the entry. A concrete stoop and walkway provide access.

A concrete driveway extends along the right side, providing access to the rear of the lot where a garage is situated. A minivan is parked in the driveway beneath overgrown shrubs. A birch tree stands prominently in the front yard. The property sits on a modest lot with maintained lawn and mature deciduous trees. A blue-painted mailbox post is at the street edge. Adjacent dwellings are visible on both sides.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, brick/concrete block foundation, brick wainscot entry accent, and modest residential scale.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Newman Development Co., Inc., a Michigan Corporation, Detroit, Michigan, conveyed Lot 9 to Ann Milstein and Gertrude Milstein by Quit Claim Deed on August 6, 1941, recorded May 14, 1947.<sup>1</sup>

Gertrude Milstein and Ann Milstein, conveyed Lot 9 to George Sissons and Doris, his wife, by Quit Claim Deed on May 13, 1947, recorded December 5, 1950.<sup>2</sup>

George Sissons and Doris, his wife, conveyed Lot 9 to Louis J. LeBlanc and Annie, his wife, by Warranty Deed on June 22, 1955, recorded June 24, 1955.<sup>3</sup>

Louis J. LeBlanc and Annie, his wife, conveyed Lot 9 to Jennings B. Shafer and Myrtle M., his wife, by Warranty Deed on September 20, 1957, recorded September 26, 1957.<sup>4</sup>

Jennings B. Shafer and Myrtle M., his wife, conveyed Lot 9 to Coleman Wakefield Bennett, Jr. and Mary Lou, his wife, by Warranty Deed on September 23, 1957, recorded September 26, 1957.

Coleman Wakefield Bennett, Jr. and Mary Lou, his wife, took out a mortgage from First Federal Savings & Loan Association of Oakland, a Corporation of the USA, in the amount of \$10,500 on August 24, 1964, recorded August 26, 1964, on Lot 9.<sup>5</sup>

In 1971, Coleman Bennett was living at 27104 W. Huron River Drive.<sup>6</sup>

A Wayne County Action (Bill for Divorce) was filed: Mary Lou Bennett, Plaintiff, versus Coleman Wakefield Bennett, on November 4, 1977, referencing Lot 9; Mary Lou Bennett conveyed Lot 9 to Coleman Wakefield Bennett, Jr. by Quit Claim Deed for \$1.00 on August 31, 1978, recorded October 13, 1978.<sup>7</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the early postwar period, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive corridor serving workers returning from military service and seeking affordable housing near industrial employment at Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises. The modest scale and straightforward construction are typical of immediate postwar housing in Flat Rock.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable form remains legible. The brick wainscot treatment at the entry area provides a material accent consistent with the period. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though the brick/concrete block foundation and brick entry wainscot remain. The decorative diamond motifs painted on the foundation are a personalized but reversible embellishment. Setting is preserved along the W. Huron River Drive corridor with maintained residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying late 1940s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the early postwar phase of the district's development. The Minimal Traditional form retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, brick foundation and wainscot, and site relationship are preserved.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0009\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27112 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_03_0010_000 Lot 10 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.106570                                                            | Long: -83.299479                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1939                                                                |
| Architectural Style     | Vernacular Cottage                                                  |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Front Gable Intersecting                                            |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Casement                                                            |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 2/ Garage & Shed                                                    |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                     |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                     |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>             | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                     |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                     |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1939–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                                     |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                     |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                                  | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows/Addition |                                      | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27112 W. Huron River Drive                                                                                                                                                                          |                                                                     |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Orman H. and Ruby Reynolds                                                                                                                                                                          |                                                                     |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                     |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                     |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                     |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                     |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1939 vernacular cottage at 27112 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a prominent front-gable form and a substantial rear addition that nearly doubles the original footprint. The primary front-gable section retains its original massing and cottage character despite surface material alterations.

The primary dwelling section presents a broad front-gable form with a steeply pitched roof clad in brown asphalt shingles with dark brown trim at the eaves, fascia, and rake. The front gable rises to create usable space in the upper half-story. The broad proportions and low-slung profile give the cottage a grounded, horizontal quality despite the vertical emphasis of the front gable.

The exterior walls are clad entirely in tan or beige vinyl siding with dark brown trim at all window surrounds, corners, and fascia boards. The concrete slab foundation is at grade. The front facade of the primary section is symmetrically organized. The upper gable features an arched window with brown shutters — a decorative element that may be an update to the original gable fenestration. The first floor has a centered entry door with a brown storm door, flanked by large aluminum picture or sliding replacement windows with brown frames. The address "27112" is displayed in metallic numerals on the facade. A climbing vine or ivy grows up the left corner of the facade, softening the transition between the building and landscape.

The rear addition extends substantially behind the primary front-gable section, visible in profile views as a complex assemblage of intersecting gable and shed rooflines clad in matching vinyl siding. The addition connects to the main house and extends rearward, almost appearing as a separate structure. This substantial rear expansion likely occurred during the period of significance as the original cottage was enlarged to accommodate a growing family or changing needs. The addition maintains compatible scale and materials but creates an irregular footprint when viewed from the side.

A detached garage with vinyl siding and an overhead door is situated to the left (west) of the house. A shed is located to the rear. The property sits on a generous lot with maintained lawn, a large mature oak or similar deciduous tree prominently positioned in the front yard, and mature trees providing backdrop behind the house. Decorative fieldstone boulders are placed along the front yard edge.

Character-defining features include the 1.5-story front-gable cottage form, steeply pitched roof, broad proportions, symmetrical front facade, arched upper gable window, detached garage, and generous lot with mature shade tree.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Roy & Ethel Mikesell and family were living at 27112 E. Huron River Drive, and Roy was employed as a car inspector for the railroad.<sup>1</sup>

John E. Ferstle and Sarah E., his wife, and Daniel B. Vreeland, a single man, conveyed Lot 10 to Roy E. Mikesell and Ethel, his wife, and Frank M. Vreeland and Pearl Grace, his wife, by Warranty Deed on March 22, 1945, recorded March 26, 1945. All interest was reserved as a life estate.<sup>2</sup>

Roy E. Mikesell, husband of the grantee, conveyed Lot 10 to Ethel Mikesell, wife of the grantor, by Quit Claim Deed on November 17, 1951, recorded November 21, 1951.<sup>3</sup>

Ethel Mikesell conveyed Lot 10 to James Reynolds by Warranty Deed on October 13, 1952, recorded October 22, 1952. In 1953, James Reynolds resided at 27112 W. Huron River Drive.<sup>4</sup>

Orman H. Reynolds, married, conveyed Lot 10 to Orman H. Reynolds and Ruby, his wife, by Quit Claim Deed on July 6, 1967, recorded August 14, 1967.<sup>5</sup>

Orman H. Reynolds, single man, survivor of himself and his deceased wife Ruby T. Reynolds, conveyed Lot 10 to Joseph Groleau and Florence J., his wife, by Warranty Deed for \$8,900 on February 27, 1980, recorded April 4, 1980.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era, this vernacular cottage represents the residential development that supported Ford's Village Industries workforce during the community's early industrial transformation. The substantial rear addition — likely undertaken during the period of significance — demonstrates the pattern of incremental residential expansion common in Flat Rock as families grew and economic stability permitted improvement of existing housing stock. This expansion pattern is itself significant, documenting how the community's residents adapted their modest original dwellings over time rather than relocating.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained for the primary front-gable section — the 1.5-story cottage form, steeply pitched roof, and symmetrical facade organization remain clearly legible from the street. The substantial rear addition alters the overall footprint but does not compromise the primary facade or front-gable massing; it is set behind the original section and is subordinate in visual impact from the street. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations. Setting is preserved with a generous lot, mature shade tree, and residential character along the W. Huron River Drive corridor. Feeling and association are adequate, with the front-gable cottage form and modest scale conveying late 1930s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1939 construction date places it within the district's period of significance. The front-gable vernacular cottage form retains its essential design character as viewed from the street. The substantial rear addition likely

<sup>1</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 17A, dwelling 329, family ,Roy & Ethel Mikesell and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.



occurred within the period of significance and documents the incremental residential expansion that characterized Flat Rock's evolving housing stock. While vinyl siding and replacement windows diminish materials integrity, the original form, mature landscape, and site relationship are preserved.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0010\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | 27120 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                                    | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_03_0011_000 Lot 11 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.105955                                                            | Long: -83.300910                      |                                                                                                                 |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940 (heavily modified)                                             |
| Architectural Style     | Vernacular Cottage                                                  |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>                        | Major additions                      | Moved <input type="checkbox"/> Date(s):                                                                |
| Current/Common Name                                                              | 27120 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | Elmo J. and Hallie M. Staples / George and Grace McTaggart                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | Newman Development                                                                                                                                                                                  |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1940 vernacular residence at 27120 W. Huron River Dr. in Flat Rock has been so extensively modified through multiple additions that the original building form is no longer identifiable. The structure now presents as a 2-story irregularly massed dwelling with a complex roofline that reflects successive phases of construction rather than a coherent design.

The building displays a complex assemblage of intersecting rooflines — multiple gables, dormers, and shed-roof sections at varying heights and angles — clad in asphalt shingles. The 2-story section appears to be an addition or substantial enlargement of what was likely a modest 1-story or 1.5-story original dwelling. Multiple additions extend from the main structure, creating an irregular footprint. A brick chimney is visible rising from the interior.

The exterior walls are clad entirely in white or light-toned vinyl siding with contrasting dark trim. Vinyl replacement double-hung windows of varying sizes are positioned across the facade at locations dictated by the successive additions rather than a unified design. The concrete foundation is visible at the base. The main entry and its relationship to the original dwelling are obscured by the cumulative modifications.

A detached garage with vinyl siding and an overhead door is situated to the left (west), separated from the house by a driveway. The property sits adjacent to the road with a metal guardrail along the road edge at the right, suggesting proximity to a curve or grade change. Mature deciduous trees provide backdrop behind the house.

The cumulative additions have produced a structure that cannot be read as a c. 1940 vernacular dwelling. The original form, massing, fenestration pattern, and entry configuration have been subsumed by successive phases of expansion, and the uniform vinyl siding eliminates any visual distinction between original and added sections.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 11 to Elmo J. Staples and Hallie M., his wife, by Certificate Deed on November 27, 1941, recorded December 9, 1941.<sup>1</sup>

Elmo J. Staples and Hallie M., his wife, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Corporation, in the amount of \$1,000 on December 6, 1941, recorded December 9, 1941, on Lot 11.<sup>2</sup>

In 1942, Elmo Staples owned lot 11 in the Supervisor's Brownstown Plat No. 1; and the residence thereon, 27120 W. Huron River Drive.<sup>3</sup>

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 11 to Omega Crenshaw and Florence, his wife, by Certificate Deed on May 19, 1944, recorded June 12, 1944 (referencing Lot 20 in this transaction; see Lot 20).<sup>4</sup>

Elmo J. Staples and Hallie M., his wife, conveyed Lot 11 to George McTaggart and Grace L., his wife, by Warranty Deed on February 3, 1945, recorded February 15, 1945.<sup>5</sup>

George McTaggart conveyed Lot 11 to Grace L. McTaggart, wife of grantor, by Quit Claim Deed on April 14, 1954, recorded April 21, 1954.<sup>6</sup>

In 1953, George McTaggart resided at 27120 W. Huron River Drive.<sup>7</sup> In 1971, George McTaggart was living at 27120 W. Huron River Drive.<sup>8</sup>

Grace McTaggart conveyed Lot 11 to Carl C. Hall and Ruth, his wife, by Quit Claim Deed on July 3, 1980, recorded July 11, 1980; It is noted that the intent of the grantor was to quit claim any interest she had in Lot 11 north of the Gladding Drain only.<sup>9</sup>

Frances M. Mills conveyed a part of Lot 11 to Carl C. Hall and Thelma Ruth, his wife, and Barbara A. Angove, as joint tenants with full rights of survivorship, by Quit Claim Deed for \$1.00 on May 10, 1984, recorded June 4, 1984; the parcel was described by metes and bounds beginning at the corner of Lot 11.<sup>10</sup>

A Probate File for the Estate of Grace Louise McTaggart, Deceased, was filed September 20, 1983; the Inventory was filed November 22, 1983, reciting part of Lot 11 (described same as the Quit Claim Deed recorded at 22028 P 908).<sup>11</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from multiple additions that render the original form unreadable.

Historical Context: The c. 1940 construction date falls within the district's period of significance, and the original dwelling would have represented residential development along W. Huron River Drive during the early Village Industries period. However, cumulative modifications prevent the property from conveying this historical association.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. All other aspects are compromised. Design integrity is lost — multiple additions at various dates have created a complex, irregular

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; Vol. 2, pg. 325, entry for Elmo Staples; original records held by Brownstown Township Historical Society.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>7</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

massing with intersecting rooflines that eliminates any legibility of the original c. 1940 form. The original dwelling's scale, proportions, fenestration, and entry configuration cannot be identified. Materials integrity is poor, with vinyl siding and replacement windows throughout, and no distinction between original and added sections. Setting is diminished by the irregular building footprint and guardrail at the road edge. Feeling and association are lost — the structure cannot convey the character of a c. 1940 vernacular dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1940 construction date falls within the period of significance, multiple additions have rendered the original vernacular form unreadable. The complex, irregular roofline and massing reflect successive phases of uncoordinated expansion rather than a c. 1940 dwelling. Combined with vinyl siding and replacement windows, the building cannot convey its historic character. Only location integrity survives.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) or parcel number 58\_092\_03\_0011\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27130 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                        | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_03_0012_000 Lot 12 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.105955                                                            | Long: -83.300910                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1939                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    |                                             |                                                                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                             |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                     | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                             |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1939–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>        | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input type="checkbox"/>                         | Altered <input checked="" type="checkbox"/> | Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                         |
| Current/Common Name                                                              | 27130 W. Huron River Drive                                                                                                                                                                          |                                                         |                                             |                                                                                                                                         |
| Historic/Original Owner                                                          | Clare & Eleanor Heide                                                                                                                                                                               |                                                         |                                             |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Builder/Contractor                                                               | Newman Development Co.                                                                                                                                                                              |                                                         |                                             |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 Minimal Traditional cottage at 27130 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling distinguished by its split front-gable roof form — two front-facing gables set side by side creating a paired-gable composition. This distinctive roof treatment adds visual interest and architectural character to an otherwise compact and economical dwelling, and is the building's defining design feature.

The house exhibits a compact footprint with the paired front gables clad in gray asphalt shingles. The two gable peaks are of similar height and pitch, separated by a shallow valley between them. The left gable shelters the main living area with a large aluminum replacement window, while the right gable frames the entry area with an aluminum double-hung replacement window and the main entry door. A small brick stoop or landing with steps provides access to the entry. Dark-toned shutters flank the windows.

The exterior walls are clad entirely in cream or pale yellow vinyl siding with white trim at corners, fascia, and window surrounds. The concrete slab foundation is at grade. The front facade presents a balanced though not strictly symmetrical composition, with the paired gables creating two visual bays. A small decorative wall-mounted lantern is positioned between the gables near the entry.

The property sits on a generous lot with well-maintained lawn and mature deciduous trees — including a large shade tree prominently positioned in the front yard that partially screens the facade. Foundation plantings soften the base of the facade at the entry area. The lot depth and mature canopy create a shaded, established residential setting. No garage is present.

Character-defining features include the distinctive split front-gable roof form with paired front-facing gables, compact 1-story cottage massing, balanced facade composition, brick entry stoop, and generous wooded lot.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Clare & Eleanor Heide and family were living at 27130 W. Huron River Drive, and Clare was employed as a machinist for the auto factory.<sup>1</sup>

Newman Development Co., Inc. of Detroit, Michigan, conveyed Lot 12 to Clare Leon Heid and Eleanora, his wife, by Certificate Deed on September 17, 1942, recorded October 19, 1942.<sup>2</sup>

Clare Leon Heid and Eleanora, his wife, conveyed Lot 12 to Peter C. Kinzey and Julia, his wife, by Warranty Deed on October 19, 1942, recorded October 19, 1942.<sup>3</sup>

Peter C. Kinzey and Julia, his wife, conveyed Lot 12 to Eugene R. Anderson and Myrtle, his wife, by Warranty Deed on May 23, 1945, recorded May 25, 1945.<sup>4</sup>

Ambrose Kovacek and Mary, his wife, and Donald G. Sword and Jane K., his wife, granted an Easement to the Department of Public Works, County of Wayne, on July 10, 1969, recorded August 26, 1969, for a sanitary sewer in, on, over, under, and through the southerly 17 feet (right angle measurement) adjacent to Huron River Drive of Lot 12.<sup>5</sup>

Donald Gene Sword, also known as Donald G. Sword, and Jane Kay Sword, assigned the Purchaser's Interest in a Land Contract (dated March 18, 1968) for Lot 12 to Robert W. Grams and Yvonne A., his wife, on November 12, 1970, recorded November 18, 1970.<sup>6</sup>

Ambrose Kovacek and Mary, his wife, conveyed Lot 12 to Eugene R. Anderson and Myrtle, his wife, by Warranty Deed on June 17, 1966, recorded June 24, 1966.<sup>7</sup>

Robert Wayne Grams conveyed Lot 12 to Yvonne A. Grams by Quit Claim Deed for \$1.00 on January 30, 1978, recorded February 17, 1978.<sup>8</sup>

A Wayne County Action (Bill for Divorce) was filed: Yvonne A. Grams, Plaintiff, versus Robert Wayne Grams, Defendant, on June 22, 1977, referencing Lot 12.<sup>9</sup>

Karl Berskovich and Walleen, his wife, conveyed Lot 12 to Katherine M. Stops, as Personal Representative of the Estate of Mary Kovacek, deceased, by Quit Claim Deed on November 1, 1983, recorded March 12, 1984.<sup>10</sup>

Helen Berskovich conveyed Lot 12 to Katherine M. Stops, as Personal Representative of the Estate of Mary Kovacek, deceased, by Quit Claim Deed on November 4, 1983, recorded March 12, 1984.<sup>11</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era, this Minimal Traditional cottage represents the affordable residential development that supported Ford's Village Industries workforce during the community's early industrial transformation. The split front-gable roof form demonstrates that even within the constraints of Depression-era economy, builders employed design features to distinguish

<sup>1</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 17A, dwelling 330, family ,Clare & Eleanor Heide and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

individual dwellings. The property's location along the W. Huron River Drive corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the distinctive split front-gable roof form, compact 1-story cottage massing, and balanced facade composition remain clearly legible. The paired-gable configuration is the building's defining design feature and is fully preserved. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved with generous lot and mature shade trees creating an established residential character. Feeling and association are strong, with the compact cottage form and split-gable roof conveying late 1930s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1939 construction date places it within the district's period of significance. The distinctive split front-gable roof form is the building's defining architectural feature and is fully preserved. While vinyl siding and replacement windows diminish materials integrity, the original form and its characteristic paired gables are intact. The generous wooded lot reinforces the established residential setting.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0012\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27148 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                        | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_03_0013_000 Lot 13 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106026                                                            | Long: -83.301173                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1942                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable                                                          |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                         |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                    | Criterion B <input type="checkbox"/>                    |                                      |                                                                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                                             | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                          | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                         |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                            |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1942–1975 (within district's Late Period, 1922–1975)                                 |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                         |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                              | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                         | Altered <input checked="" type="checkbox"/>             | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27148 W. Huron River Drive                                                              |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | William H. & Gladys S. Franz/ June C. & Bonnie Clayton / Clarence S. & Leona V. Masters |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                 |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                 |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                 |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Newman Development Co,                                                                  |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1942 Minimal Traditional residence at 27148 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling with an extended linear footprint and a front porch extension. The property retains its compact side-gable form and modest residential scale despite surface material alterations. The unrestored, lived-in character conveys the authentic quality of a wartime-era dwelling.

The house exhibits an extended rectangular footprint with a side-gable roof clad in dark gray asphalt shingles. The roofline extends forward at the center-left to create a shallow front porch extension sheltering the main entry — a modest design feature that provides both weather protection and visual emphasis at the entry. The extended horizontal massing and low roofline anticipate the Ranch form that would become dominant in the postwar years.

The exterior walls are clad entirely in light gray or sage-toned vinyl siding with white trim at window surrounds and corners. The concrete foundation is visible at the base. The front facade is organized with the entry recessed beneath the porch extension at center-left, flanked by aluminum double-hung replacement windows — paired windows to the left and a single window to the right. An additional window is positioned at the far right section of the facade. The windows are evenly spaced, creating a balanced horizontal rhythm across the extended facade.

The front porch area is furnished with upholstered chairs and personal items, reflecting active residential use. A ladder leans against the facade near the entry. The address numerals are displayed near the porch. The property fronts directly on W. Huron River Drive with minimal setback and no curb — the lawn meets the road edge directly. A small ornamental tree is positioned in the right front yard. Mature deciduous trees frame the property on both sides. No garage is present. A privacy fence and trash receptacles are visible at the left side yard. Utility poles and overhead lines are present along the road frontage.

Character-defining features include the extended 1-story Minimal Traditional form, side-gable roof with front porch extension, horizontal massing, balanced fenestration rhythm, and modest residential scale.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan, a Michigan Corporation, conveyed Lot 13 to William H. Franz and Gladys S., his wife, by Certificate Deed on January 8, 1945, recorded February 8, 1946.<sup>1</sup>

William H. Franz and Gladys S., his wife, conveyed Lot 13 to June C. Clayton and Bonnie L., his wife, by Warranty Deed on June 14, 1946, recorded June 18, 1946.<sup>2</sup>

June C. Clayton and Bonnie L. Clayton, husband and wife, took out a mortgage from Peoples State Bank of Trenton, Michigan, a Michigan Corporation, in the amount of \$1,932.59 on June 14, 1946, recorded June 18, 1946, on Lot 13.<sup>3</sup> In 1950, June & Chester Clayton resided at 27148 WHRD; and June & Chester worked as operator at chemical plant.<sup>4</sup>

June C. Clayton and Bonnie L., his wife, took out a second mortgage from Peoples State Bank of Trenton, Michigan, in the amount of \$2,068 on June 12, 1952, recorded June 16, 1952, on Lot 13, excepting that part deeded for highway purposes.<sup>5</sup> (This represented an undivided 1/2 of the land contract vendor's interest in Lot 20 et al.)

In 1953, June Clayton resided at 27148 W. Huron River Drive.<sup>6</sup>

Bonnie L. Clayton, Plaintiff, versus June C. Clayton, Defendant: a Chancery File was opened April 2, 1954, referencing Lot 13 et al; Bill for divorce filed.<sup>7</sup>

June C. Clayton, husband of Bonnie L. Clayton, wife of the grantor, conveyed Lot 13 to Bonnie L. Clayton by Quit Claim Deed on April 17, 1954, recorded March 21, 1955.<sup>8</sup>

Clarence S. Masters and Leona V., his wife, took out a second mortgage of \$61 from June C. Clayton and Bonnie L., his wife, on May 16, 1955, recorded May 19, 1955, on Lot 13.<sup>9</sup>

June C. Clayton and Bonnie L., his wife, conveyed Lot 13 to Clarence S. Masters and Leona V., his wife, by Warranty Deed on May 16, 1955, recorded May 23, 1955.<sup>10</sup>

Clarence S. Masters and Leona V. Masters, individually and as husband and wife, took out a mortgage from Peoples Bank of Trenton in the amount of \$2,000 on April 19, 1958, recorded April 22, 1958, on Lot 13.<sup>11</sup>

Clarence S. Masters, survivor of himself and his deceased wife Leona A. Masters (Death Certificate: Leona V. Masters in Liber 14383, Page 465), conveyed Lot 13 to Margaret A. Bain by Warranty Deed on January 10, 1961, recorded January 18, 1961.<sup>12</sup>

Margaret A. Bain conveyed Lot 13 to Clarence S. Masters and Leona A., his wife, by Quit Claim Deed on January 10, 1961, recorded January 18, 1961.<sup>13</sup>

Clarence S. Masters, single, conveyed Lot 13 to Carl C. Hall and Thelma (also known as Thelma Ruth), his wife, by Warranty Deed for \$16,900 on December 8, 1970, recorded December 14, 1970.<sup>14</sup>

In 1971, Clarence S. Masters was living at 27148 W. Huron River Drive.<sup>15</sup>

Carl C. Hall and Thelma Ruth, his wife, took out a mortgage from Peoples Bank, Trenton, in the amount of \$8,500 on December 8, 1970, recorded December 14, 1970, on Lot 13.<sup>16</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.**

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 72, dwelling 108, for June & Chester Clayton; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSL?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 14 of 15; United States. National Archives and Records Administration.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>15</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>16</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.



### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1942 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1942 during the wartime period when residential construction was constrained by material rationing, this Minimal Traditional dwelling represents the housing built along W. Huron River Drive to serve the expanding industrial workforce. The modest scale and economical construction reflect wartime building conditions, while the extended horizontal footprint and porch extension anticipate the Ranch form that would dominate Flat Rock's postwar residential development. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to the community's development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the extended 1-story side-gable form, front porch extension, and balanced fenestration rhythm remain clearly legible. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations and the concrete foundation remains. Setting is preserved along the W. Huron River Drive corridor with maintained residential character. Feeling and association are adequate, with the Minimal Traditional form and modest scale conveying early 1940s wartime-era residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1942 construction date places it within the wartime phase of the district's development. The Minimal Traditional form with front porch extension and extended horizontal massing retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form and site relationship are preserved.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0013\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27178 W. Huron River Drive                                                |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_03_0014_000 Lot 14 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106199                                                            |                                       | Long: -83.301074                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | Rectangular                                                         |
| Roof Form               | Pyramidal Hip                                                       |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Slab                                                                |
| Window Materials        | Vinyl Replacement                                                   |
| Window Type             | One Over                                                            |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1940–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27178 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | William and Mary Crenshaw                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residential                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residential                                                                                                                                                                           |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Newman Development Co.                                                                                                                                                                              |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence at 27178 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling distinguished by its pyramidal hip roof — a distinctive roof form within the district where side-gable and front-gable configurations predominate. The pyramidal hip gives the dwelling a compact, self-contained quality and represents a less common but recognized variant of Minimal Traditional design.

The house exhibits a nearly square footprint with a pyramidal hip roof clad in tan or brown asphalt shingles. The roof slopes rise from all four walls to a central peak, creating even eave lines on all elevations. The pyramidal form is the building's defining design feature, distinguishing it from the gable-roofed dwellings that characterize most of the district's housing stock.

A full-width front porch extends across the facade, supported by slender metal or wood posts. The porch roof is an extension of the main hip roof slope, creating a sheltered outdoor living area that adds to the dwelling's horizontal emphasis. The porch is open, with the main entry and windows positioned behind it. A bench is visible on the porch.

The exterior walls are clad entirely in tan or olive-toned vinyl siding with darker trim at corners and window surrounds. The concrete slab foundation is at grade. The front facade features aluminum replacement windows — a picture window and double-hung windows — positioned behind the porch. The fenestration is simple and functional, consistent with the Minimal Traditional approach.

The property sits on a generous lot with a gravel driveway extending along the right side to a garage at the rear. A large mature shade tree provides canopy over the left portion of the lot. The front yard is maintained with lawn and flower plantings near the porch. A privacy fence is visible along the right property edge. The lot has a rural quality, with open land visible beyond the left side, reflecting the transitional character of this section of W. Huron River Drive as it extends away from the denser residential core near the Headlamp Plant.

Character-defining features include the pyramidal hip roof, nearly square footprint, full-width front porch, compact 1-story massing, and generous lot with rural-edge setting.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

William Crenshaw and Mary, his wife, took out a mortgage from Colonial Home & Farm Corporation, a Michigan Corporation, in the amount of \$2,148.18 on October 15, 1940, recorded October 18, 1940, on Lot 14.<sup>1</sup> Newman Development Co., Inc. of Detroit, a Michigan Corporation, conveyed Lots 15 and 14 et al. to Betty V. Kahn by Certificate Deed on November 13, 1940, recorded May 2, 1941.<sup>2</sup> William Crenshaw and Mary, his wife, conveyed Lot 14 to Meyer Elias and Stanley Elias, single, and Sadie Mulias and Isadore Mulias, as joint tenants, each tenancy to have an undivided ½ interest, by Warranty Deed on August 17, 1950, recorded August 29, 1950.<sup>3</sup> Meyer Elias, single, Stanley Elias, single, Sadie Mulias, and Isadore Mulias and Francine, his wife, conveyed Lot 14 to Mary McTaggart by Warranty Deed on February 19, 1951, recorded February 27, 1951.<sup>4</sup> In 1953, Mrs. John McTaggart resided at 27178 W. Huron River Drive.<sup>5</sup> Mary McTaggart conveyed Lot 14 to Richard H. Jackson and Irene N., his wife, by Warranty Deed on October 26, 1965, recorded November 5, 1965.<sup>6</sup> Irene Jackson, Plaintiff, versus Richard Jackson, Defendant: a Wayne County Action was filed August 18, 1970, referencing Lot 14; Bill for Divorce filed.<sup>7</sup> In 1971, Richard M. Jackson was living at 27178 W. Huron River Drive.<sup>8</sup> The Death Certificate of Irene Marjorie Jackson, married, was filed, noting the decedent died October 25, 1982. The certified copy of the Death Certificate recites that she was the wife of Richard. The certificate was recorded October 29, 1982, and filed January 10, 1983, referencing Lot 14.<sup>9</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents residential development along the W. Huron River Drive corridor. The pyramidal hip roof form is a less common variant within the district, adding architectural diversity to the predominantly gable-roofed housing stock. The full-width front porch reflects the residential building traditions of the period, providing outdoor living space in a compact dwelling. The property's location along the primary road corridor connects it to the transportation and industrial infrastructure central to Flat Rock's development. Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the pyramidal hip roof, nearly square footprint, and full-width front porch remain clearly legible as the building's defining design features. Materials integrity has been diminished by vinyl siding and aluminum replacement windows obscuring original fabric, though these are reversible alterations. Setting is well preserved with the generous lot, mature shade tree, and rural-edge character conveying the transitional residential landscape of this section of W. Huron River Drive. Feeling and association are strong, with the pyramidal-roofed cottage form and front porch conveying early 1940s residential character.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1940 construction date places it within the district's period of significance. The pyramidal hip roof is a distinctive form within the district's predominantly gable-roofed housing stock, and the full-width front porch reinforces the building's early 1940s residential character. While vinyl siding and replacement windows diminish materials integrity, the original form, porch, and generous lot setting are preserved.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0014\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27194 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                        | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_03_0015_000 Lot 15 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106105                                                            | Long: -83.301577                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gabled w/dormer                                                |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage/Shed                                                         |

**Eligibility**

|                                                                                  |                                                                |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1940–1975 (within district's Late Period, 1920–1975)        |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27194 W. Huron River Drive                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Betty V. Kahn                                                  |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Unknown                                                        |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | Newman Development Co.                                         |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence at 27194 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling that has been modified with period-appropriate mid-century additions including a screened porch, aluminum awnings, and a breezeway-attached garage. While modified, the original side-gable form with front dormer remains legible, and the additions themselves document the pattern of incremental home improvement characteristic of the district's residential development during the Village Industries period.

The primary dwelling section exhibits a 1.5-story side-gable form with a single front-facing gabled dormer projecting from the front roof slope, clad in green-toned asphalt shingles. The dormer provides light and headroom to the upper half-story. A brick chimney is visible rising from the left (west) gable end.

The exterior walls are clad entirely in white vinyl siding. The concrete foundation is visible at the base. The front facade displays a layered composition reflecting successive phases of improvement. A screened-in porch addition extends across the right portion of the facade, featuring a screened enclosure with a separate roof section. Aluminum awnings with scalloped valances shelter the porch area and extend across portions of the front, providing a unified decorative treatment characteristic of mid-century home improvements. Mature rounded boxwood foundation shrubs are planted across the front. Vinyl replacement double-hung windows are positioned across the facade.

An attached garage is connected to the left (west) end of the house by an enclosed breezeway — a common mid-century improvement that linked an originally detached garage to the dwelling. The garage has a single overhead door and is clad in matching white siding. An asphalt driveway provides access.

The property sits at the intersection or curve of W. Huron River Drive with maintained lawn, a prominent ornamental tree in the center front yard, and mature deciduous trees to the rear. A flagpole is positioned in the right front yard. Adjacent dwellings are visible on both sides.

Character-defining features include the 1.5-story side-gable form, single front dormer, brick chimney, screened porch with aluminum awnings (period-appropriate mid-century additions), breezeway-attached garage, and compact residential footprint.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, a Michigan Corporation, conveyed Lots 15 and 14 et al. to Betty V. Kahn by Certificate Deed on November 13, 1940, recorded May 2, 1941.<sup>1</sup>

Colonial Home & Farm Corporation conveyed Lot 15 to William H. Bick and Mary, his wife, with a contemporaneous conveyance to Charles H. Gershenson and Doris, his wife, Aaron H. Gershenson and Bernice, his wife, and William Gershenson and Sylvia, his wife, on August 1, 1950, recorded October 14, 1950.<sup>2</sup>

Donald J. Pilon and Eleanor, his wife, conveyed Lot 15 to William H. Bick and Mary, his wife, by Warranty Deed on March 4, 1964, recorded March 13, 1964.<sup>3</sup> Donald J. Pilon and Eleanor, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$8,500 on October 12, 1967, recorded October 19, 1967, on Lot 15.<sup>4</sup>

James H. Ewing and Rosemary A., his wife, conveyed Lot 15 to Donald J. Pilon and Eleanor, his wife, by Warranty Deed for \$19,500 on August 12, 1971, recorded August 16, 1971.<sup>5</sup> In 1971, Donald J. Pilon was living at 27194 W. Huron River Drive.<sup>6</sup> Rosemary A., his wife, took out a mortgage from First Fidelity Mortgage Company in the amount of \$19,500 on August 12, 1971, recorded August 16, 1971, on Lot 15.<sup>7</sup> Rosemary Ann Ewing, Plaintiff, versus James Michael Ewing, Defendant: a Wayne County Action (Complaint for Divorce) was filed August 22, 1975, referencing Lot 15, known as 27194 W. Huron River Drive, Flat Rock, Michigan.<sup>8</sup> James M. Ewing, single man, conveyed Lot 15 to Rosemary A. Ewing by Quit Claim Deed on May 17, 1976, recorded July 9, 1976.<sup>9</sup>

Rosemary A. Ewing, a single person, conveyed Lot 15 to Joe E. Carter (also known as Joe Elmer Carter) and Brenda C., his wife, by Warranty Deed for \$28,500 on February 27, 1979, recorded March 7, 1979.<sup>10</sup> Joe Elmer Carter and Brenda C., his wife, took out a mortgage from Advance Mortgage Corporation, a Delaware Corporation, in the amount of \$28,500 on February 27, 1979, recorded March 6, 1979, on Lot 15.<sup>11</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the residential foundation along W. Huron River Drive that supported the community's industrial workforce. The mid-century modifications — screened porch, aluminum awnings, and breezeway garage connection — are themselves historically significant as they document the pattern of incremental home improvement that prosperity enabled during the Village Industries period. Homeowners investing in screened porches, garage connections, and decorative awnings reflect the economic stability that sustained residential reinvestment throughout the period of significance.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with front dormer and brick chimney remains legible as the original dwelling. The screened porch, aluminum awnings, and breezeway garage connection are mid-century

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

modifications likely dating to within the period of significance; rather than compromising integrity, they document the evolution of the property during the historic period and are consistent with the residential improvement patterns of the district. Materials integrity has been diminished by vinyl siding and replacement windows, though the brick chimney remains and the siding is reversible. Setting is preserved along W. Huron River Drive with maintained residential character. Feeling and association are adequate, with the 1.5-story form, dormer, and mid-century additions collectively conveying the residential character of a home occupied and improved over the course of the Village Industries period.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1940 construction date places it within the district's period of significance. The 1.5-story side-gable form with front dormer remains legible beneath the modifications. The screened porch, aluminum awnings, and breezeway garage connection are period-appropriate mid-century additions that document incremental residential improvement during the Village Industries era rather than post-period alterations. While vinyl siding and replacement windows diminish materials integrity, the original form and its layered history of improvement are preserved.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0015\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27212 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                        | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_03_0016_000 Lot 16 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106274                                                            | Long: -83.301532                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |

## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1963                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable – Low pitch                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer/sided accent                                           |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Sliding                                                     |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |



## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                                                  |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                                       |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                                               |
| Not Eligible <input type="checkbox"/>                                            | Historic District Name: Flat Rock Historical District                                                                                                                                               |                                                                                                                                                                                                                                       |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                                       |
| Period(s) of Significance                                                        | c. 1963–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                                                                                                                                                                                                       |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                                                                              |
| Current/Common Name                                                              | 27212 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                                       |
| Historic/Original Owner                                                          | James R. and Margie L. Abercrombie                                                                                                                                                                  |                                                                                                                                                                                                                                       |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                                       |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1963 Ranch residence at 27212 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling with an integrated garage, retaining strong integrity with original brick construction, intact Ranch form, and a characteristic brick-and-siding material treatment. The property represents quality residential development during the later years of the district's period of significance.

The house exhibits an extended linear footprint with a low-pitch side-gable roof clad in gray asphalt shingles with broad overhanging eaves. The low roofline and extended horizontal massing are characteristic of mature early 1960s Ranch design. A brick chimney rises from the interior roof surface.

The exterior displays a two-material treatment divided by function — a period-appropriate design approach common in early 1960s Ranch construction. The primary dwelling section is clad in red-brown brick veneer, providing a durable and visually substantial street-facing facade. The integrated garage section to the right features white aluminum siding on the upper gable, with the brick continuing at the lower wall level, creating a material distinction between living and utility spaces while maintaining visual cohesion through the continuous brick base and roofline.

The front facade is organized horizontally with aluminum picture and sliding windows positioned across the brick dwelling section. The main entry is located on the facade between the living area and the garage section. The integrated single- or double-car garage features a white overhead door set within the white-sided gable end. The brick/concrete foundation is continuous with the masonry walls.

The property sits on a generous lot set back from W. Huron River Drive, accessed by a gravel driveway. The deep setback creates an expansive front lawn with mature shade trees — including a large oak or similar deciduous tree to the left. A flagpole is positioned in the front yard. The generous lot and deep setback distinguish this section of W. Huron River Drive from the closer-set dwellings nearer the Headlamp Plant, reflecting the more spacious lots available as the corridor extends away from the industrial core. An adjacent dwelling is visible to the right.

Character-defining features include the extended linear Ranch form, low-pitch side-gable roof with broad eaves, red-brown brick veneer on primary dwelling, aluminum siding accent on garage section, brick chimney, integrated garage, generous lot with deep setback, and mature shade trees.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, a Michigan Corporation, conveyed Lot 16 (excepting therefrom that part now used and/or deeded for highway purposes and subject to easements) to Arthur Wm. Fay and Florence, his wife, by Certificate Deed on May 21, 1947, recorded April 28, 1954.<sup>1</sup>

Arthur W. Fay and Florence, his wife, conveyed Lot 16 to James R. Abercrombie and Margie L., his wife, by Warranty Deed on August 22, 1962, recorded August 29, 1962.<sup>2</sup>

James R. Abercrombie and Margie L., his wife, took out a mortgage from Down River Federal Savings & Loan Association of Wyandotte, a Corporation of the USA, in the amount of \$14,311 on May 8, 1963 [likely to build residence], recorded May 14, 1963, on Lot 16.<sup>3</sup> Margie L. Abercrombie, Plaintiff, versus James R. Abercrombie, Defendant: a Wayne County Action (Complaint for Divorce) was filed January 8, 1965, referencing Lot 16 et al.<sup>4</sup>

In 1971, James Ambercrombie was living at 27212 W. Huron River Drive.<sup>5</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1963 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1963 during the later years of the district's period of significance, this brick Ranch demonstrates the continued quality residential development sustained by Flat Rock's industrial prosperity. The full brick construction with integrated garage represents premium housing for the period, reflecting the standards that enabled skilled workers employed by Ford's Village Industries, the Detroit, Toledo and Ironton railroad, and related enterprises to achieve substantial suburban homes. The brick-and-siding material combination — pairing masonry on the living areas with lighter cladding on the garage — is a period-appropriate mid-century treatment documented on multiple properties within the district.

Integrity Assessment: The property retains strong integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the extended linear Ranch form, low-pitch side-gable roof, integrated garage, and horizontal emphasis remain as originally constructed. Materials integrity is excellent, with original red-brown brick veneer and aluminum siding accent preserved. Workmanship is evident in the quality brick masonry and chimney construction. Setting is well preserved with generous lot, deep setback, mature shade trees, and residential character. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's early 1960s residential development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1963 construction date places it within the later phase of the district's development. The brick Ranch with integrated garage represents quality residential construction with strong integrity across all seven aspects. Original brick veneer, aluminum siding accent, and intact Ranch form make it a well-preserved representative of early 1960s residential development along the W. Huron River Drive corridor.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0016\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27272 W. Huron River Drive                                                |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_03_0017_000 Lot 17 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106389                                                            |                                       | Long: -83.302400                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable                                                          |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1940–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows Moved <input type="checkbox"/> Date(s):                                                                                                              |
| Current/Common Name                                                              | 27272 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Samuel C. & Coral E. Thomas                                                                                                                                                                         |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence at 27272 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a lower 1-story wing extending to the right, retaining its basic side-gable form and modest residential scale. The property represents early 1940s residential development along the outer section of the W. Huron River Drive corridor.

The primary dwelling section is 1.5 stories with a side-gable roof clad in gray-brown asphalt shingles. The steeper pitch of the main roof creates usable space in the upper half-story, with a window visible in the upper gable face. A lower 1-story wing extends to the right under a continuation of the side-gable roofline at reduced height, creating a stepped massing from the taller main section to the shorter wing. This stepped configuration may be original or an early addition that expanded the living space.

The exterior walls are clad in white aluminum siding on the lower sections and light gray or blue-toned aluminum siding on the upper walls, creating a subtle two-tone treatment. The concrete foundation is painted white and is visible as a distinct band at the base. Green decorative shutters flank the windows on both the 1.5-story section and the 1-story wing, providing the primary color accent. Aluminum double-hung replacement windows are positioned across the facade.

The front facade is organized with the main entry at the junction of the taller section and the lower wing, accessed by a concrete walkway. The 1.5-story section features double-hung windows at first and second floor levels. The 1-story wing has paired double-hung windows with green shutters. Decorative lawn ornaments are positioned in the right front yard.

The property sits on a modest lot with a gravel driveway extending along the left side to a garage at the rear. A wood privacy fence runs along the left property edge. Mature deciduous trees frame the property. A small accessory shed is visible behind the privacy fence to the left. The lot has a rural-edge quality consistent with this outer section of the W. Huron River Drive corridor.

Character-defining features include the 1.5-story side-gable form with lower 1-story wing, stepped massing, green decorative shutters, painted concrete foundation, and modest residential scale.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Newman Development Co., Inc. of Detroit, Michigan Corporation, assigned an interest in Lot 17 to Maxine R. Levin by Assignment on December 31, 1941, recorded January 7, 1942 [Mortgage reference: L 3246 P 481].<sup>1</sup>

Alfred J. Thomas and Helen F., his wife, took out a mortgage from Melvin N. Chapman and Almond A. Chapman, trustees under trust indenture recorded in Liber 10083, Page 469, Wayne County Records, in the amount of \$1,700 on August 10, 1951, recorded August 17, 1951, on Lot 17.<sup>2</sup>

Alfred J. Thomas and Helen F., his wife, conveyed Lot 17 to Samuel Thomas and Coral, his wife, by Warranty Deed on May 3, 1952, recorded May 5, 1952.<sup>3</sup>

Nick Eldred assigned Lot 17 mortgage (L 3246 P 461) on March 12, 1947, recorded March 17, 1947.<sup>4</sup>

Samuel Thomas and Coral, his wife, granted an Easement to the Department of Public Works, City of Wayne, on June 16, 1969, recorded July 30, 1969, for an easement in, on, over, under, and through a strip of land 17 feet in width (right angle measurement) being southerly and westerly, and which adjoins the right of way line of Huron River Drive of Lot 17.<sup>5</sup> In 1971, Sam C. Thomas was living at 27272 W. Huron River Drive.<sup>6</sup>

Samuel Thomas, single man, survivor of himself and his deceased wife Coral Thomas, conveyed Lot 17 to Samuel Thomas and John A. Schenk, as joint tenants with rights of survivorship, by Quit Claim Deed for \$1.00 on April 7, 1975, recorded April 9, 1975.<sup>7</sup> The Death Certificate of Coral Edith Thomas, married, was filed, noting the decedent died February 17, 1975, in Trenton, at the age of 75 years; Coral was the wife of Sam C. Thomas, the certificate was recorded February 19, 1975, and filed April 9, 1975.<sup>8</sup>

John A. Schenk and Jean E., his wife, conveyed Lot 17 to James E. Cayce and Dorothy M., his wife, by Land Contract on June 12, 1978, recorded June 15, 1978.<sup>9</sup>

John A. Schenk and Jean E., his wife, conveyed Lot 17 to James E. Cayce and Dorothy M., his wife, by Warranty Deed on February 4, 1981, recorded April 17, 1981.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the residential foundation along the outer W. Huron River Drive corridor that supported the community's industrial workforce. The modest scale and economical construction reflect the affordable housing available to workers during this period. The 1-story wing — whether original or an early expansion — documents the incremental growth pattern common in the district as families adapted their dwellings over time.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with lower 1-story wing and stepped massing remain clearly legible. Materials integrity has been diminished by aluminum siding and replacement windows obscuring original fabric, though the painted concrete foundation is visible and these are reversible alterations. Setting is preserved along the W. Huron River Drive corridor with maintained residential character and rural-edge quality. Feeling and

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

association are adequate, with the Minimal Traditional form, decorative shutters, and modest scale conveying early 1940s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1940 construction date places it within the district's period of significance. The 1.5-story side-gable form with lower 1-story wing retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form, stepped massing, and site relationship are preserved.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0017\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27296 W. Huron River Drive                                                |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_03_0018_000 Lot 18 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106581                                                            |                                       | Long: -83.302671                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |

**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1940                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Bay/Double Hung                                                     |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | garage                                                              |



**Eligibility**

|                                                                                  |                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                                     |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1940–1975 (within district's Late Period, 1922–1975)                             |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                     |
| Current/Common Name                                                              | 27296 W. Huron River Drive                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Henry A. and Patricia A. Dame                                                       |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                                                             |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                                                             |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | unknown                                                                             |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1940 Minimal Traditional residence at 27296 W. Huron River Dr. in Flat Rock is a compact 1-story frame dwelling retaining its basic side-gable form and modest scale. The property's unrestored condition and small footprint convey the authentic character of an affordable early 1940s dwelling on the outer section of the W. Huron River Drive corridor.

The house exhibits a compact rectangular footprint with a side-gable roof clad in brown or red-brown asphalt shingles. A small front-projecting gabled entry vestibule extends from the left portion of the facade, providing a sheltered entry with its own peaked gable roof. The entry vestibule features an arched or fan-light window in its gable face — a modest decorative element that adds character to the otherwise plain facade. The main entry door is positioned within the vestibule, accessed by a small concrete stoop.

The exterior walls are clad entirely in white aluminum siding. The concrete foundation is visible at the base. The front facade is simply organized with the entry vestibule to the left and an aluminum bay window projecting from the right portion of the facade. The bay window is a later addition that expanded the glazing area and may replace an original flat window. Additional aluminum double-hung windows are positioned on the side elevations. The modest fenestration is consistent with the economical Minimal Traditional approach.

A detached two-car garage with white aluminum or vinyl siding and a double overhead door is situated to the right of the house, separated by a gravel drive. The garage appears to be of later construction or substantially rebuilt. The property sits on a modest lot with unmanicured lawn and mature deciduous trees providing dense canopy behind the house, creating a wooded backdrop. A septic cover is visible in the front yard. The property's unrestored, lived-in condition is consistent with several other dwellings along this outer section of W. Huron River Drive.

Character-defining features include the compact 1-story Minimal Traditional form, side-gable roof, front-projecting entry vestibule with arched window, and modest residential scale.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The National Bank of Wyandotte conveyed Lot 18 to Joe Rushman and Anna, his wife, by Discharge on June 17, 1941, recorded June 18, 1941.<sup>1</sup>

Henry A. Dame and Patricia A., his wife, took out a mortgage from The National Bank of Wyandotte, a Federal Banking Corporation, in the amount of \$4,883.40 on June 19, 1967, recorded June 21, 1967, on Lot 18.<sup>2</sup>

In 1971, Henry A., Dame was living at 27296 W. Huron River Drive.<sup>3</sup>

Henry A. Dame and Patricia A., his wife, granted an Easement to the Department of Public Works, City of Wayne, on June 16, 1969, recorded July 30, 1969, for an easement in, on, over, under, and through a strip southerly 17 feet (right angle measurement) adjacent to Huron River Drive of Lot 18.<sup>4</sup>

Delano W. Bock and Emily, his wife, conveyed Lot 18 to Henry A. Dame and Patricia, his wife, by Warranty Deed for \$10,000 on February 17, 1972, recorded February 22, 1972.<sup>5</sup>

Delano W. Bock and Emily, his wife, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, in the amount of \$5,000 on February 17, 1972, recorded February 22, 1972, on Lot 18.<sup>6</sup>

A Probate File for the Estate of Joseph N. Rushman, deceased, was filed January 18, 1967. Inventory filed January 18, 1967, referencing Lot 18.<sup>7</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.



### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1940 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1940 during the early years of Ford's Village Industries expansion, this Minimal Traditional dwelling represents the most affordable tier of residential construction along the outer W. Huron River Drive corridor. The compact footprint and economical construction reflect the housing available to workers at the lower end of the economic scale, complementing the more substantial brick and Cape Cod dwellings found closer to the industrial core. The front entry vestibule with its arched window demonstrates that even within tight budgets, builders provided modest decorative elements.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the compact 1-story side-gable form and front-projecting entry vestibule with arched window remain legible. The bay window is a later modification but does not substantially alter the overall form. Materials integrity has been diminished by aluminum siding and replacement windows, though these are reversible alterations. Setting is preserved along the outer W. Huron River Drive corridor with wooded backdrop and modest residential character. Feeling and association are adequate, with the compact Minimal Traditional form and unrestored condition conveying the authentic character of early 1940s affordable housing.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1940 construction date places it within the district's period of significance. The Minimal Traditional form with front entry vestibule and arched gable window retains its essential design character. While aluminum siding and replacement windows diminish materials integrity, the original form and modest residential scale are preserved.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0018\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27312 W. Huron River Drive                                                |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_03_0019_000 Lot 19 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106687                                                            |                                       | Long: -83.302927                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |

**Architectural Information**

|                         |                              |                                        |
|-------------------------|------------------------------|----------------------------------------|
| Construction Date       | 1939 (Heavily Modified)      |                                        |
| Architectural Style     | Contemporary                 |                                        |
| Building Form           | 2 Story Rectilinear          |                                        |
| Roof Form               | Side Gabled w/projection     |                                        |
| Roof Materials          | Asphalt Shingles             |                                        |
| Exterior Wall Materials | Vinyl Sided                  |                                        |
| Foundation Materials    | Concrete                     |                                        |
| Window Materials        | Vinyl                        |                                        |
| Window Type             | Sliding                      |                                        |
| Outbuildings            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Number/Type:            |                              |                                        |



**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                           |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/>                                                                                                             |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                    |
| Current/Common Name                                                              | 27312 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                |
| Historic/Original Owner                                                          | Walter & Viola Peck                                                                                                                                                                                 |                                                                                                                                                                                |
| Historic Building Use                                                            | Residence                                                                                                                                                                                           |                                                                                                                                                                                |
| Current Building Use                                                             | residence                                                                                                                                                                                           |                                                                                                                                                                                |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                |

|             |             |             |             |                 |  |
|-------------|-------------|-------------|-------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | 22 Feb 2026 | Agency Report # |  |
|-------------|-------------|-------------|-------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 vernacular residence at 27312 W. Huron River Dr. in Flat Rock has been so extensively modified that the original building form is no longer identifiable. The structure now presents as a 2-story dwelling with complex massing and a contemporary appearance that bears no legible relationship to its Depression-era origins.

The building displays a complex roofline with multiple intersecting gable planes at varying heights and angles, clad in asphalt shingles. The 2-story massing suggests the original dwelling — likely a modest 1-story or 1.5-story cottage — was raised to a full two stories or received a major second-story addition. The front facade features a prominent front-facing gable with a large arched or Palladian-style window element — a contemporary decorative feature inconsistent with any 1939 building vocabulary. A full-width upper balcony or porch with railing extends across part of the facade.

The exterior walls are clad entirely in gray or taupe vinyl siding with white trim. Large vinyl sliding replacement windows are positioned across the facade in locations and proportions that reflect the remodeled configuration rather than any original fenestration pattern. The concrete foundation is visible at the base.

The property sits on a modest lot with maintained lawn, a large mature shade tree to the left, and an evergreen tree near the center. A mailbox with decorative fieldstone base is posted at the street edge. No garage is present. The lot has a residential character consistent with the corridor, but the dwelling itself reads as a contemporary remodel rather than a historic property.

The cumulative modifications — full second story, complex roofline, Palladian-style window element, upper balcony, sliding windows, and uniform vinyl siding — have produced a structure that cannot be read as a c. 1939 vernacular dwelling.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Walter & Viola Peck were living at 27312 W. Huron River Drive, and Walter was employed as a machinist for the axle factory.<sup>1</sup> In 1953, Lawrence Castle resided at 27312 W. Huron River Drive.<sup>2</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Non-Contributing to the Flat Rock Historical District due to severely compromised integrity resulting from extensive remodeling that renders the original form unreadable.

**Historical Context:** The c. 1939 construction date falls within the district's period of significance, and the original dwelling would have represented Depression-era residential development along W. Huron River Drive. However, the extensive remodeling prevents the property from conveying this historical association.

**Integrity Assessment:** Location is intact on the original W. Huron River Drive site. All other aspects are compromised. Design integrity is lost — the original 1939 form has been transformed through a full second-story addition or raising, creating 2-story massing with a complex roofline and contemporary decorative elements (Palladian-style window, upper balcony) that eliminate any legibility of the original dwelling. Materials integrity is poor, with vinyl siding and replacement sliding windows throughout. Setting is diminished by the contemporary appearance of the dwelling within the historic corridor. Feeling and association are lost — the structure reads as a contemporary remodel rather than a Depression-era vernacular dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

While the c. 1939 construction date falls within the period of significance, extensive remodeling — including likely raising to full two stories, addition of a complex roofline, Palladian-style window element, upper balcony, sliding windows, and vinyl siding — has rendered the original vernacular form unreadable. The building now

<sup>1</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17B, dwelling 331, family ,Walter & Viola Peck ; NARA microfilm publication T627, roll 1825; *imaged*, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 37 of 1034; United States. National Archives and Records Administration.

<sup>2</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

presents a contemporary appearance with no legible connection to its Depression-era origins. Only location integrity survives.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0019\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                                           |                                       |                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27326 W. Huron River Drive                                                |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                                 |                                       |                                                                                                                 |
| County                                        | Wayne County                                                              |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_03_0020_000 Lot 20 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.106817                                                            | Long: -83.303010                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |

## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1939                                                                |
| Architectural Style     | Vernacular Cottage                                                  |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gabled w/dormer                                                |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Siding                                                     |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | aluminum                                                            |
| Window Type             | Double hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |



## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1939–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                     |
| Current/Common Name                                                              | 27326 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Omega and Florence Crenshaw                                                                                                                                                                         |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1939 vernacular cottage at 27326 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a full-width front porch and a front dormer, representing a traditional folk house form common in small Michigan communities during the Depression era. The property retains its original massing, porch, and dormer despite surface material alterations.

The house exhibits a compact footprint with a steeply pitched side-gable roof clad in asphalt shingles. A single front-facing gabled dormer projects from the front roof slope, containing an aluminum double-hung replacement window and providing light and headroom to the upper half-story. The dormer features white decorative shutters. The steep pitch creates usable upper-floor space characteristic of the 1.5-story cottage form.

A full-width front porch extends across the facade, supported by simple wood posts with a shed-roof extension from the main wall. The porch is the building's primary architectural feature, providing both a sheltered outdoor living space and a strong horizontal element anchoring the facade. A wood railing encloses the porch, and wood steps provide access from grade. An American flag is displayed on the porch, and the porch is furnished for active use.

The exterior walls are clad in white or light-toned aluminum siding with brown or dark-toned trim at the upper gable and dormer. The concrete block foundation is visible at the base. The front facade behind the porch features aluminum double-hung replacement windows at the first-floor level and the dormer window above. The simple fenestration and minimal ornamentation are characteristic of vernacular cottage construction.

The property sits on a hillside lot that slopes upward from W. Huron River Drive, elevating the house above road grade. A mature evergreen tree is positioned to the right, and deciduous trees with dense canopy provide a wooded backdrop behind the house. The hillside setting and dense vegetation give the property a secluded, rural character. A wire fence is visible along the front yard. No garage is present.

Character-defining features include the 1.5-story side-gable cottage form, steeply pitched roof, single front gabled dormer, full-width front porch with posts and railing, hillside setting, and compact residential scale.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1940, Omega & Florence Crenshaw and family were living at 27326 W. Huron River Drive, and Omega was employed as a maintenance man for the power plant.<sup>1</sup>

Newman Development Co., Inc. of Detroit, Michigan Corporation, conveyed Lot 20 to Omega Crenshaw and Florence, his wife, by Certificate Deed on May 19, 1944, recorded June 12, 1944.<sup>2</sup>

Omega Crenshaw and Florence, his wife, conveyed Lot 20 to Meyer Elias and Sadie Mulias by Warranty Deed on December 10, 1945, recorded January 9, 1946.<sup>3</sup>

Leonard A. Clapp and Shirley S., his wife, conveyed Lot 20 to Charley O. Duff and Ella M., his wife, by Warranty Deed for \$9,500 on July 31, 1979, recorded July 7, 1982.<sup>4</sup>

Charley O. Duff and Ella M., conveyed Lot 20 to James Earl Metty and Tressa T., his wife, by Land Contract for \$30,000 on June 18, 1982, recorded July 7, 1982.<sup>5</sup>

Stanley J. Elias, General Administrator of the Estate of Meyer Elias, conveyed Lot 20 to Shirley S. Clapp by Administrator's Deed for \$906.35 on November 18, 1960, recorded December 6, 1960; this deed was in pursuance of a land contract attached.<sup>6</sup>

Meyer Elias, single, conveyed Lot 20 (and additional sum of \$4,153.87) to Harry M. Yanke, single, by Land Contract on February 8, 1948, recorded December 6, 1960.<sup>7</sup>

Harry M. Yanke conveyed the Lot 20 Land Contract (dated February 8, 1948) to Shirley S. Clapp, married, by Assignment on May 20, 1948, recorded December 6, 1960.<sup>8</sup>

Sadie Mulias, widow, conveyed an undivided ½ interest in Lot 20 to Shirley S. Clapp by Warranty Deed on November 18, 1960, recorded December 6, 1960.<sup>9</sup>

Shirley S. Clapp and Leonard A. Clapp, her husband, conveyed Lot 20 to Shirley S. Clapp, tenants by entireties (not tenants in common with right of survivorship), by Quit Claim Deed on November 18, 1960, recorded December 6, 1960.<sup>10</sup>

Leonard A. Clapp and Shirley S., his wife, granted an Easement to the Department of Public Works, County of Wayne, on July 3, 1969, recorded August 26, 1969, for a sanitary sewer in, on, over, under, and through the southerly 17 feet (right angle measurement) adjacent to Huron River Drive of Lot 20.<sup>11</sup>

In 1971, Charley O. Duff was living at 27326 W. Huron River Drive.<sup>12</sup>

A Probate File for the Estate of Meyer Elias, deceased, was filed June 2, 1952; the Inventory filed October 15, 1952, recites said decedent's interest in Lot 20 et al; the heirs were listed as: Stanley J. Elias, Howard S. Elias, Phillip G. Elias (age 20 years, sons), Margaret F. Elias (age 14 years), and Naomi S. Elias (Dallen) (daughters).<sup>13</sup>

<sup>1</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 17B, dwelling 332, family ,Omega & Florence Crenshaw and family; NARA microfilm publication T627, roll 1825; **Imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZJ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>) : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>) : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: 73 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.*

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

<sup>12</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1939 during the Depression era, this vernacular cottage represents the modest residential development along the outer W. Huron River Drive corridor that supported Ford's Village Industries workforce. The full-width front porch reflects traditional residential building practices carried forward into the Depression era, when porches remained an essential feature of affordable housing. The property's hillside setting along the outer corridor documents the varied topography and lot conditions that characterized residential development beyond the flatter terrain near the industrial core.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form, steeply pitched roof, front dormer, and full-width front porch with posts and railing remain clearly legible. The porch is the building's primary architectural feature and is well preserved. Materials integrity has been diminished by aluminum siding and replacement windows, though these are reversible alterations and the concrete block foundation remains. Setting is well preserved with the hillside lot, mature trees, and wooded backdrop creating the secluded rural character of the outer corridor. Feeling and association are strong, with the vernacular cottage form, front porch, and wooded hillside setting conveying Depression-era residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1939 construction date places it within the district's period of significance. The vernacular cottage form with full-width front porch, front dormer, and 1.5-story side-gable massing retains strong design integrity. While aluminum siding and replacement windows diminish materials integrity, the original form, porch, and hillside setting are preserved.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_03\_0020\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                                    |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27330 W. Huron River Drive [SITE – Huron Valley Cemetery]          |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                          |                                       |                                                                                                                 |
| County                                        | Wayne County                                                       |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_03_0021_000 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.107279                                                     | Long: -83.304020                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                        | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| Building <input type="checkbox"/> select sub-type below | Structure <input type="checkbox"/>       |
| Commercial <input type="checkbox"/>                     | Object <input type="checkbox"/>          |
| Residential <input type="checkbox"/>                    |                                          |
| Industrial <input type="checkbox"/>                     |                                          |
| Other <input type="checkbox"/>                          | Site <input checked="" type="checkbox"/> |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1925                                                                |
| Architectural Style     | n/a                                                                 |
| Building Form           | n/a                                                                 |
| Roof Form               | n/a                                                                 |
| Roof Materials          | n/a                                                                 |
| Exterior Wall Materials | n/a                                                                 |
| Foundation Materials    | n/a                                                                 |
| Window Materials        | n/a                                                                 |
| Window Type             | n/a                                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 2- 1 Office & 1 Mausoleum                                           |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Funerary                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1925-1975 (Late Period of Significance)                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Bunte Cemetery                                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | Huron Valley Cemetery                                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Henry & Anna Bunte AND George & Ellen Bunte                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Local Burials                                                                                                                                                                                       |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Local Burials                                                                                                                                                                                       |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Henry Bunte                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Henry Bunte                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Huron Valley Cemetery at 27330 W. Huron River Dr. was established in 1925, representing institutional infrastructure developed during the early phase of Ford's Village Industries success in Flat Rock.

The site presents a traditional rural cemetery layout with burial plots arranged in organized sections. Mature deciduous and evergreen trees create a park-like setting providing natural definition of burial areas and circulation paths. The landscape reflects nearly a century of growth since the 1925 establishment.

Memorial elements span from the cemetery's founding through subsequent decades, including traditional upright headstones, monument stones, and contemporary markers in granite, marble, and modern materials. Informal circulation paths follow natural topography, integrating with the landscape while providing access for maintenance and visitation.

Established in 1925 during the proven early phase of Ford's Village Industries, this burial ground demonstrates the institutional maturity and community permanence that Flat Rock's industrial success enabled, providing essential services that have continued to serve multiple generations.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

"Huron Valley Cemetery better known as Bunte Cemetery was started in 1929 [sic] by Henry J. Bunte. This area was a big sand hill covered by briar and berry bushes. Mr. Bunte leveled the hill and in doing so, found evidence of this having been an old native burial ground. There were tomahawks, arrow heads and all sort of Indian trinkets which the Indians buried with their dead. When this area was all graded and leveled then plots were laid out and landscaping was done, lots were sold and the Huron Valley Cemetery was established.

In 1929 Bunte built a marble and granite mausoleum with 100 crypts. The marble and granite came from West Rutland, Vermont. The two bronze doors on the front of the Mausoleum cost \$2,200."<sup>1</sup>

Henry J. Bunte & Anna C. Bunte, his wife, and George W. Bunte & Ellen M. Bunte, his wife, conveyed Lots 55 & 56, to the Huron Valley Cemetery Co., a Michigan Corporation, by Warranty Deed on September 25, 1925, recorded October 25, 1925.<sup>2</sup>

A Probate File for the Estate of Henry J. Bunte, deceased, was filed April 6, 1954. The Inventory was filed September 25, 1954, reciting Lot 23. The heirs were listed as: Anna C. Bunte, widow; Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henrietta Bunte Van Riper, daughters.<sup>3</sup>

Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henriette Bunte Van Riper conveyed Lot 23 to Huron Valley Cemetery Company by Quit Claim Deed on August 31, 1954, recorded September 15, 1954.<sup>4</sup> Henry Bunte's daughter, Hazel Bunte Cunliffe, ran the Huron Valley Cemetery until her death.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This cemetery, established in 1929, is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Established in 1929 during the early success phase of Ford's Village Industries, this community burial ground represents the institutional infrastructure that emerged as Flat Rock achieved the stability and permanence necessary to support lasting community institutions. The

<sup>1</sup> [Anonymous], "Bunte Family," folder: "Bunte Family Genealogy," vertical files, item 3, page 2, held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; Bunte & Bunte to Huron Valley Cemetery Co., 25 Oct 1925, pg. 6-1-64; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **73** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 23 inclusive of Supervisor's Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor's Brownstown Plat No. 1, 1940 – 2026.

cemetery demonstrates how Ford's industrial success created conditions for comprehensive community development extending beyond employment to include permanent services for multiple generations.

Integrity Assessment: Location and setting are intact on the original site, with mature landscaping and natural integration preserving the rural cemetery character. Design integrity is maintained through the traditional cemetery layout with organized burial sections and landscape integration. Materials are preserved in original burial markers and memorial elements spanning from the 1929 establishment through subsequent decades, in granite, marble, and later materials. Workmanship is evident in memorial craftsmanship and cemetery planning. Feeling and association are strong, with the cemetery's continued use and dignified character conveying its role as permanent community institutional infrastructure.

This cemetery is recommended as CONTRIBUTING to the Flat Rock Historical District. The 1929 establishment date places it within the early success phase of Ford's Village Industries. As permanent institutional infrastructure serving multiple generations, it demonstrates the comprehensive community development that characterized Flat Rock's evolution from industrial experiment to established suburban-industrial center.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number; generically citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                       |                                                  |                                       |                                         |                                   |
|-----------------------------------------------|-------------------------------------------------------|--------------------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 26579 W. Huron River Drive [Flat Rock Animal Shelter] |                                                  |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                             |                                                  |                                       |                                         |                                   |
| County                                        | Wayne County                                          |                                                  |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_093_99_0006_000                                    |                                                  |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.098922                                        |                                                  | Long: -83.297219                      |                                         |                                   |
| Ownership                                     | Private <input type="checkbox"/>                      | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/> Flat Rock Animal Shelter |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1983                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Front Gabled - low                                                  |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | Flat Rock Animal Shelter                                                                                                                                                                            |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | City of Flat Rock                                                                                                                                                                                   |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Animal Shelter                                                                                                                                                                                      |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Animal Shelter                                                                                                                                                                                      |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1983 utilitarian building at 26579 W. Huron River Dr. in Flat Rock serves as the City of Flat Rock Animal Shelter. The structure is located on "Ford Island" within HuRoc Park, a municipal park situated on the island formed by the Huron River adjacent to the Flat Rock Dam and the Ford Motor Company Headlamp Plant. The building falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The building is a 1-story rectangular structure with a low-pitch gable roof clad in brown asphalt shingles with dark fascia and eaves. The form is strictly utilitarian with no architectural embellishment. The exterior walls are clad in tan or beige vinyl siding. A concrete foundation is at grade. The front facade features a single metal entry door and a sign reading "Flat Rock Animal Shelter." Vinyl sliding replacement windows are positioned on the side elevation. Exterior-mounted conduit and mechanical equipment are visible on the wall surfaces.

The building is set on a gravel and asphalt lot with a City of Flat Rock Animal Control vehicle parked adjacent. A stone retaining wall or landscape border runs along the front. The Ford Headlamp Plant building is visible in the background to the right, establishing the direct spatial relationship between this parcel and the historic industrial complex. Utility poles and overhead lines are present.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Built in 1983, this building functions as the Animal Shelter for the City of Flat Rock.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1983 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1922–1975).

Non-Contributing Rationale: The c. 1983 construction date places this building eight years after the close of the district's period of significance. The building was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its utilitarian form and municipal function bear no relationship to the residential and industrial development patterns that define the district's character.

Contextual Note: While the building itself is non-contributing, its location on Ford Island / HuRoc Park is historically significant. The island is formed by the Huron River adjacent to the Flat Rock Dam — the hydroelectric dam that Henry Ford constructed to power his Village Industries Headlamp Plant. The park's proximity to the Headlamp Plant (visible in the background) places it at the geographic heart of the district's industrial significance. The site's historical associations are with the landscape and infrastructure rather than this particular building.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 1983 construction date postdates the district's period of significance (1922–1975). The utilitarian municipal building has no historical association with the district's significance. Its location on Ford Island / HuRoc Park adjacent to the Flat Rock Dam and Ford Headlamp Plant is historically significant as landscape and infrastructure, but this building does not contribute to that significance.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_093\_99\_0006\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------|---------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                |                                             | 26601 W. Huron River Drive            |                                       |                                         |                                   |
| City/Township, State, Zip Code                |                                             | Flat Rock, Michigan 48134             |                                       |                                         |                                   |
| County                                        |                                             | Wayne County                          |                                       |                                         |                                   |
| Assessor's Parcel #                           |                                             | 58_093_99_0003_700                    |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) |                                             | Lat: 42.099022                        |                                       | Long: -83.298103                        |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type** (Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input type="checkbox"/><br>Industrial <input checked="" type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1922                                                                |
| Architectural Style     | Modern Movement                                                     |
| Building Form           | Industrial Factory                                                  |
| Roof Form               | Flat/ Brick Parapet                                                 |
| Roof Materials          | Concrete                                                            |
| Exterior Wall Materials | Steel & Concrete Frame, Buff Brick                                  |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Steel Frame (floor to ceiling)                                      |
| Window Type             | Industrial Sash Windows                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 7 / Industrial Utility                                              |

**Eligibility**

|                                                                                  |                                                                         |                                                                                                                                                                                                     |                                                                |                                                                                                                                         |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input checked="" type="checkbox"/><br>Village of Flat Rock | Criterion B <input checked="" type="checkbox"/><br>Henry Ford                                                                                                                                       | Criterion C <input checked="" type="checkbox"/><br>Albert Kahn | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         |                                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>          | Non-contributing to a district <input type="checkbox"/>                                                                                                                                             | Historic District Name: Flat Rock Historical District          |                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                         |                                                                                                                                                                                                     |                                                                |                                                                                                                                         |
| Area(s) of Significance                                                          |                                                                         | Community Planning and Development, Architecture, Industry, and Engineering                                                                                                                         |                                                                |                                                                                                                                         |
| Period(s) of Significance                                                        |                                                                         | 1920 – 1975 (late)                                                                                                                                                                                  |                                                                |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                         |                                                                                                                                                                                                     |                                                                |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                              | Materials <input checked="" type="checkbox"/>                                                                                                                                                       | Workmanship <input checked="" type="checkbox"/>                | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                         | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                               | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Historic Name                                                                    |                                                                         | Ford Headlight Plant – Village Industry                                                                                                                                                             |                                                                |                                                                                                                                         |
| Current/Common Name                                                              |                                                                         | Flat Rock Metal                                                                                                                                                                                     |                                                                |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                         | Henry Ford                                                                                                                                                                                          |                                                                |                                                                                                                                         |
| Historic Building Use                                                            |                                                                         | Made all headlight assemblies for Ford Motor Company                                                                                                                                                |                                                                |                                                                                                                                         |
| Current Building Use                                                             |                                                                         | Flat Rock Metal                                                                                                                                                                                     |                                                                |                                                                                                                                         |
| Architect/Engineer/Designer                                                      |                                                                         | Albert Kahn & W.G. Clark                                                                                                                                                                            |                                                                |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                         | Stone & Webster Construction Division of Stone & Webster, Inc.                                                                                                                                      |                                                                |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Ford Motor Company Lamp Factory at 26601 West Huron River Drive in Flat Rock, Michigan, is a one-story industrial building designed by Albert Kahn Associates of Detroit with consulting engineer W.G. Clark, and constructed by the Stone & Webster Construction Division during 1921 and 1922. The building is classified as Modern Movement and consists of two contiguous components: a Power House at the east end and an Assembly Plant extending to the west. The Power House rises several feet higher than the Assembly Plant and extends over a mill race branching off from the south bank of the Huron River, suspending from the mainland on the west bank to the tip of the island formed between the river and the mill race. The Assembly Plant is contiguous with the west side of the Power House and was the primary manufacturing space for headlamp production.

The building is steel and concrete frame construction encased by buff-colored brick with a flat concrete roof supported by exposed steel beams. Foundation is concrete. The long north and south walls of the Power House are divided into eleven bays defined by brick piers with brick headers above. The principal exterior and interior feature of the Power House is its floor-to-ceiling steel-frame industrial sash windows, which fill the openings between the brick piers. A concrete stringcourse runs above the window openings, and a brick parapet wall rises above the stringcourse and is capped with stone coping. In the middle five bays of the Power House, the parapet rises several inches higher than the flanking bays, creating a staggered effect that distinguishes the Power House from the Assembly Plant and gives the building its most prominent architectural gesture.

The Assembly Plant repeats the same vocabulary of buff brick piers, steel-frame windows, concrete stringcourse, and brick parapet, but is diminutive in height relative to the Power House, and its parapet coping is continuous horizontally without the staggering effect seen on the Power House. Along the north wall of the Assembly Plant, the brick piers originally framed openings that were open to ground level to accommodate a spur line from the Detroit, Toledo & Ironton Railroad, allowing direct loading and unloading from rail cars into the factory. These walls and openings were kept intact when the Moynahan Bronze Addition was constructed in 1951 on the north side, replacing the spur line; the original Assembly Plant bays now open onto the addition rather than onto railroad tracks. The 1951 Moynahan Bronze Addition quadrupled the size of the original plant. A second, smaller addition was completed around 1965, extending from the west wall of the original Assembly Plant, and the original west wall and windows remain intact behind it. A third expansion by Flat Rock Metal in 1982 extended westward from the 1965 addition with a building and attached breezeway. For the purposes of this narrative, only the original Assembly Plant and Power House are contributing; all additions are non-contributing.

The original steel-frame windows throughout both the Power House and Assembly Plant are fully intact but have been obscured on the exterior by large metal screens installed by subsequent tenants. The windows have excellent potential for restoration. Otherwise, detailing on the exterior is limited, consistent with Kahn's utilitarian industrial aesthetic in which functional requirements dictated form. The building embodies the characteristics of Kahn's transition-era industrial design, when his firm was moving from the multi-story reinforced-concrete daylight factories of the 1910s toward the single-story, steel-framed open-plan factories that would define his later work at the Rouge complex and beyond. The Flat Rock plant represents this typology at a village industry scale, where the integration of hydroelectric power generation within the building structure itself — turbines housed within the Power House directly over the mill race — distinguished it from Kahn's larger assembly plants.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The land on which the Ford Motor Company Lamp Factory stands was part of the original federal survey of Section 31, Township 4 South, Range 10 East, Brownstown Township, Wayne County, Michigan. The United States conveyed the tract to Solomon Sibley — territorial delegate, judge, and prominent Detroit landholder — by location on July 13, 1818, with formal patents issued in 1823.<sup>1</sup> Sibley sold all of Lots 61 through 77 to Michael Vreeland and Jacob Vreeland (spelled "Freeland" in the deed) by warranty deed for \$2,800 on June 11, 1824.<sup>2</sup> The Vreeland brothers, whose Dutch heritage is reflected in the original village name "Vreelandt" that they platted in 1833, would define the settlement for the next century.

The Vreeland brothers divided the lots among family members during the 1830s and 1840s. Jacob Vreeland reserved to himself an undivided one-half interest in the water privilege, together with lands sufficient for mill yards, race, and dams — a reservation that would echo through 120 years of title records. Daniel C. Vreeland received the western lots (69 through 77) and in 1851 conveyed a quarter-acre parcel at the southwest corner of the bridge at Flat Rock to Henry B. Merrell for \$25, the metes and bounds of which describe the precise intersection of the Huron River, the mill race, and the county road — the geographic feature that gave the village its name.<sup>3</sup> On Daniel C. Vreeland's death in 1855, his widow Mary received a life estate in Lots 69 through 77, and the fee passed to his son Seward Vreeland.<sup>4</sup> Elias Vreeland consolidated the eastern lots (61 through 68) and on his death in 1846 bequeathed them to James Vreeland, subject to the life estate of his widow Nancy.<sup>5</sup>

Mary Vreeland sold Lots 70, 71, and 77 — the mill-site lots containing the Huron River water power infrastructure — to Marshal H. Metler for \$8,000 by warranty deed on January 1, 1872.<sup>6</sup> This was the transaction that separated the industrial heart of the property from the surrounding agricultural and residential lands. Metler operated a gristmill on the site, carrying mortgages through Edward P. Allis & Company and John G. Carson for milling equipment. In 1889, Metler sold Lots 70 and 71 to Herman Diekman and Joseph Scholz for \$8,000, and the deed referenced the grist mill and race and water power privileges on the property.<sup>7</sup> Scholz sold his interest to Diekman in 1890, and Diekman operated the mill through the turn of the century, though his attempts to sell to the Nellis brothers through land contracts in 1902 and 1904 ended in foreclosure both times.<sup>8</sup> In 1910, Diekman sold to Dayton Parker and Philip Hasley, who in turn conveyed the lots to the Flat Rock Manufacturing Company, a domestic corporation, in 1911.<sup>9</sup>

Meanwhile, Mary Vreeland's remaining western lots (69, 72 through 75) passed through William S. Vreeland to Louis T. Longprey for \$10,000 in 1887, then through Clinton A. Chamberlin, William B. Stone, and the Feucht family before Christine Feucht sold them to George W. Case and his wife Nettie for \$7,000 in 1908.<sup>10</sup> In the eastern lots, the James Vreeland line passed through James H. Vreeland, who died April 20, 1918, leaving his children Sam L. Vreeland and Jessie V. Yost as sole heirs.<sup>11</sup> The Caroline Vreeland Campbell line held Lots 62, 63, and 65, which passed through Charles Campbell to the Bunte brothers — Henry J. and George W. Bunte of Flat Rock — by warranty deed for \$750 in 1917.<sup>12</sup>

Henry Ford began his systematic land assembly in the spring and summer of 1921.<sup>13</sup> On March 18, 1921, George W. Case and Nettie, his wife, conveyed Lots 69 and 72 (excepting the half-acre cemetery) to Henry Ford and Clara J. Ford for one dollar and other consideration.<sup>14</sup> On June 24, 1921, the Bunte brothers conveyed Lots 63 and 65 to the Fords, and on June 30 Frank Campbell quit-claimed any remaining interest in the same lots (Liber 1514, Page 265).<sup>15</sup> On July 12, 1921, Virginia C. Metler conveyed Lot 86 — the grist mill parcel — to Henry Ford and Clara J. Ford, together with

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-70.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-70.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-71.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

all flowage and water power rights running with the property and the explicit right to raise the mill pond elevation from 587.00 feet to 590.00 feet above sea level, which the grantor as part of the consideration granted the right to maintain.<sup>16</sup> This deed is the cornerstone of Ford's Flat Rock operations, granting the legal authority to flood additional acreage upstream — a critical prerequisite for hydroelectric power generation. On July 13, 1921, Sam L. Vreeland and Grace Y. Vreeland conveyed Lots 64, 66, and 68 to the Fords.<sup>17</sup> On August 6, 1921, the Flat Rock Manufacturing Company conveyed Lots 70 and 71 to Henry Ford and Clara J. Ford, together with the same water power rights and mill pond elevation language.<sup>18</sup> This deed secured the mill site, the mill race, and the dam infrastructure on which the factory would be built.

On December 31, 1921, Henry Ford and Clara J. Ford conveyed Lots 63, 65, 66, 68, 69, 70, 71, and 72 (excepting the half-acre Vreeland Burying Grounds out of Lots 69 and 72) to The Ford Motor Company, a Delaware corporation of Highland Park, Michigan, together with all flowage rights and the right to maintain the 590-foot mill pond elevation.<sup>19</sup> This single deed consolidated nearly all of Section 31's key lots under Ford Motor Company control. Ford continued acquiring parcels through 1924, including Lot 74 from George W. Case in 1922 and Lots 88 through 102 through the Virginia Metler and Mary Morey transactions, plus additional purchases from Oscar W. Smith, James Broughton, and the estate of Andrew H. Whipple for Lots 103 through 105. In total, Ford assembled approximately 568 acres within and adjacent to the village.<sup>20</sup>

Construction of the factory and a 385-foot dam was carried out during 1921 and 1922 by the Stone & Webster Construction Division of Stone & Webster, Inc., using plans provided by the Detroit architect Albert Kahn and consulting engineer W.G. Clark.<sup>21</sup> The dam served four purposes: hydroelectric power generation, water retention for the filtration plant, railroad bridge for the Detroit, Toledo & Ironton Railroad, and road for automobile passage. The factory was suspended at its eastern end over the mill race, with turbines generating approximately 700 kilowatts of electricity from the water passing below.<sup>22</sup> The Village of Flat Rock was chartered on October 19, 1923, and the first headlamp was produced at the plant in November of that year.<sup>23</sup> In April 1923, multiple mechanics' liens were filed against Lots 69 and 72 by Ford Motor Company workers — Fred Haisch (\$460), L.J. Covert (\$905), Alfred Dicks (\$586.50), George Gates (\$586.50), and William Manning (\$200) — likely related to construction at the plant, all of which were subsequently discharged.<sup>24</sup>

Ford Motor Company subsequently conveyed portions of its holdings to governmental entities. In 1933, Ford quit-claimed 0.210 acres of Lot 71 to the State of Michigan for the widening of Telegraph Road.<sup>25</sup> In 1940, Ford donated 0.475 acres of Lots 71 and 72, straddling the Wayne-Monroe county line, to the Michigan State Police for a post at Flat Rock.<sup>26</sup> On September 16, 1949, Ford quit-claimed a large portion of Lots 71, 85, and 86 to the Village of Flat Rock for municipal purposes, with a right of reversion and subject to unrecorded easements to the Buckeye Pipe Line Company, the Board of County Road Commissioners, the Detroit Edison Company, and others.<sup>27</sup> On January 31, 1950, Ford conveyed 20.8 acres of Lot 71 — the island between the Huron River and the factory's tail race — to the Village of Flat Rock for park purposes.<sup>28</sup> On August 16, 1951, Ford conveyed over 114 acres of Lots 69, 70, 71, 72, 74, and other parcels to the Huron-Clinton Metropolitan Authority, creating the core of the Lower Huron Metropark.<sup>29</sup>

Production at the Flat Rock Lamp Factory ceased in 1950, and on April 6, 1951, Ford Motor Company conveyed the industrial core of the site — 22.33 acres of Lots 69 and 70, together with sewer easements over Lots 71 and 72 to the Moynahan Bronze Company, a Michigan corporation of Flat Rock, by warranty deed.<sup>30</sup> Moynahan Bronze, formerly of Detroit, produced furniture for Pullman cars, architectural molding, and aircraft parts from 1951 through 1972.<sup>31</sup> In

<sup>16</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>17</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>18</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>19</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-73.

<sup>20</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-74.

<sup>21</sup> Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

<sup>22</sup> Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

<sup>23</sup> Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

<sup>24</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-74.

<sup>25</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-75.

<sup>26</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-76.

<sup>27</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-76.

<sup>28</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-77.

<sup>29</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-77.

<sup>30</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-77.

<sup>31</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-78.



1951 the firm immediately mortgaged the property to the Wabeek State Bank of Detroit for \$175,000, and refinanced repeatedly through the 1950s.<sup>32</sup> On December 5, 1951, Ford conveyed Lot 68 and part of Lot 67 to the Village of Flat Rock.<sup>33</sup> On October 31, 1972, Moynahan Bronze sold to Stearns Manufacturing Company, Inc. by land contract.<sup>34</sup> In 1974, Stearns quit-claimed to Federal Engineering Company, and in 1979 the property was reconveyed to Moynahan Bronze for \$1,250,000.<sup>35</sup> On December 17, 1982, Flat Rock Land Company (Peter F. Shields, general partner) conveyed the property — described as Lots 69 and 70, Parcel P2, together with easements over Lots 66, 68, 70, 71, and 72 — to Flat Rock Metal, Inc. for \$1,000,000.<sup>36</sup> In 1984, the Huron-Clinton Metropolitan Authority sold two additional parcels (Pla2 and Plc2) of Lot 69 to Flat Rock Metal for \$98,118.<sup>37</sup> Flat Rock Metal, Inc. continues to occupy the building to the present day.<sup>38</sup>

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Ford Motor Company Lamp Factory at Flat Rock, Michigan, is significant under Criterion B for its direct association with Henry Ford and under Criterion C as a distinctive example of Albert Kahn's early 1920s industrial architecture, embodying the design principles of the Modern Movement as applied to small-scale, decentralized manufacturing. The areas of significance are Architecture, Industry, and Engineering, with a period of significance of 1921 to 1923. The plant is also the single most important catalyst for the growth and physical development of the Village of Flat Rock, and its influence on the community's built environment, infrastructure, and institutional life forms the basis for the proposed Flat Rock Historical District.

The Flat Rock plant was among the earliest and most fully realized expressions of Henry Ford's village industries philosophy — a program to decentralize production by establishing small factories in rural communities along rivers where water power could be harnessed. Ford envisioned these plants as a way to provide farmers with stable industrial income during winter months, avoiding what he saw as the social problems of concentrated urban manufacturing. He identified over 200 potential sites, 75 of them in Michigan, targeting the Rouge, Huron, Raisin, Saline, and Clinton Rivers. Flat Rock, with its existing mill sites on the Huron River and a history of water-powered industry stretching back to the Vreeland family's gristmills of the 1830s, was a natural choice. Depending on the count, Flat Rock was either the fourth or fifth village industry to be established, following the Northville plant (1920) and the Nankin Mills plant, with another factory at Plymouth opening the same year. Ford would eventually operate approximately twenty-six village industries across Michigan and the Midwest.

Ford's land assembly at Flat Rock, documented in extraordinary detail in the Wayne County plat index for Section 31 of Brownstown Township, reveals the care and precision with which he pursued this vision. Beginning in the spring of 1921, Ford and his agents systematically acquired parcels along the Huron River from the descendants of the families who had held them for generations — the Vreelands, the Cases, the Buntzes, the Campbells, and the Metlers. The most consequential acquisition was the August 6, 1921 deed from the Flat Rock Manufacturing Company (Liber 1222, Page 378), which conveyed not merely the mill-site lots (70 and 71) but all flowage and water power rights running with the property and the explicit right to raise the mill pond elevation from 587 feet to 590 feet above sea level. An identical grant of water rights was secured from Virginia C. Metler for Lot 86 on July 12, 1921 (Liber 1535, Page 588). These contractual provisions were essential prerequisites for the hydroelectric power generation that was central to Ford's village industries concept. On December 31, 1921, Ford transferred his personal holdings — Lots 63, 65, 66, 68, 69, 70, 71, and 72, excepting the half-acre cemetery — to The Ford Motor Company, consolidating approximately 568 acres under corporate control in a single instrument (Liber 1560, Page 76).

Construction of the factory and a massive 385-foot dam was carried out during 1921 and 1922 by the Stone & Webster Construction Division of Stone & Webster, Inc., the same firm that designed and installed hydroelectric power equipment for Ford's village industry plants at Saint Paul, Minnesota; Green Island, New York; and Iron Mountain, Michigan. The factory was designed by the preeminent Detroit industrial architect Albert Kahn, with consulting engineer W.G. Clark. Kahn's design for the Flat Rock plant represents a transitional moment in his practice, when his firm was moving from the multi-story reinforced-concrete daylight factories of the 1910s — exemplified by the Highland Park plant of 1909 — toward the single-story, steel-framed, open-plan factories that would define his

<sup>32</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-78.

<sup>33</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-79.

<sup>34</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-79.

<sup>35</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-80.

<sup>36</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-81.

<sup>37</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-82.

<sup>38</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985, pg. 6-1-82.



later work at the Rouge complex and his assembly plants of the late 1920s and 1930s. At Flat Rock, Kahn employed steel and concrete frame construction encased in buff-colored brick, with floor-to-ceiling steel-frame industrial sash windows filling the bays between brick piers — the hallmarks of his daylight factory aesthetic, in which maximizing natural illumination dictated the ratio of wall to glazing. The flat concrete roof, the concrete stringcourse, the brick parapet with stone coping, and the staggered parapet on the Power House all reflect Kahn's characteristic vocabulary of functional detailing elevated to architectural expression. The building's most distinctive engineering feature is the cantilevered Power House, which extends over the mill race from the mainland on the west bank of the Huron River to the tip of the island between the river and the race, with turbines originally housed within the building directly over the flowing water. This integration of power generation within the factory structure itself distinguishes the Flat Rock plant from Kahn's larger assembly plants and reflects the village industries program's emphasis on hydroelectric self-sufficiency.

The dam, which also constitutes a contributing structure to the district, served four purposes simultaneously: hydroelectric power generation, water retention for the filtration plant, railroad bridge for the Detroit, Toledo & Ironton Railroad (which Ford controlled from 1920 to 1929), and road for automobile passage between the factory and the village. This integration of multiple transportation, industrial, and civic functions in a single structure is an engineering achievement that embodies Ford's philosophy of maximizing efficiency at every scale.

The impact of the factory on Flat Rock was not merely economic but constitutive — the plant did not arrive in an existing city but called a city into being. The unincorporated settlement of Flat Rock had existed since the Vreeland family platted the Village of Vreelandt in 1833, and for nearly ninety years it remained a small agrarian community organized around a gristmill, a few churches, and a general store. The availability of clean water had previously inhibited growth, and the 1920 vacation of the original Flat Rock plat by the Flat Rock Company through Maurice S. Walker (Law File #78287) suggests a community whose formal legal structure had lapsed. The coming of the Ford plant reversed this trajectory almost overnight. The Village of Flat Rock was chartered on October 19, 1923 — just one month before the first headlamp was produced at the plant in November. The timing was not coincidental; incorporation was a direct response to the promise of industrial employment and the modern infrastructure that Ford's complex would bring. A 1926 newspaper announcement captured the mood: "Flat Rock Will Grow Like a Forest Fire."

Employment rose from 50 workers in 1924 to 500 by 1925 and peaked at 1,200 in 1929. Five hundred men working two shifts could produce half a million headlights a month. In wages alone, over half a million dollars were paid annually at the peak years of 1929 and 1930, and approximately one-third of the Village of Flat Rock's entire tax revenue was generated by the plant. The 1896 Smith Hotel at the intersection of Gibraltar and Telegraph Roads became a de facto workers' dormitory during the construction boom, with hotel ledger books — still preserved today — recording the names of Ford employees who signed in as they arrived to build and operate the factory. The population surge generated by the plant drove residential subdivision activity across Section 31, visible in the plat index as a wave of lot partitions, land contracts, and new construction during the 1920s. The Archdiocese of Detroit acquired property in the Lots 325–327 area to serve the community's growing Catholic population, many of whom had arrived to work at the lamp factory. The Flat Rock Community Schools expanded in direct response to the population growth the plant brought. Commercial development followed the workforce: the Standard Oil Company purchased a parcel on the DT&I Railroad right-of-way in 1925, and Abraham Weintraub entered a land contract for property at the intersection of Telegraph Road and the railroad corridor in 1924 — both transactions recorded in the plat index as evidence of the commercial activity the plant generated along the Telegraph Road and railroad corridors.

Beyond jobs and population, Ford's complex brought modern infrastructure that transformed daily life and shaped the physical form of the village. The hydroelectric generators brought electric light to Flat Rock. The water filtration plant — built alongside the factory on the east shore of the Huron River — supplied clean, treated water not only to the factory but to the communities of Flat Rock, Rockwood, and South Rockwood. For many residents, this was the first time they had access to filtered municipal water, and the availability of clean water removed one of the principal obstacles that had inhibited the growth of the unincorporated settlement for decades. Over 550 million gallons of filtered water were generated by this plant during its period of operation. Ford also laid pipes carrying fresh water to buildings throughout Flat Rock, establishing the village's first municipal water distribution system. The dam itself reshaped the geography of the Huron River corridor, creating the island between the river and the mill race that Ford would later convey to the Village of Flat Rock for park purposes — the 20.8-acre parcel that became Huron Park, today a 27-acre centerpiece of the city's park system. Ford's 1949 and 1951 conveyances to the Village, the Huron-Clinton Metropolitan Authority, and the State of Michigan transferred over 135 acres of former Ford holdings into public ownership, creating the park and open-space network that defines Flat Rock's landscape to the present day.

The factory's products included headlight, taillight, and interior light shells, reflectors, and lamp sockets, and between 1923 and 1938 the plant produced 52 million lamp assemblies. During World War II, all twenty-six village industries were converted to war production; the Flat Rock plant produced head and tail lights for Army trucks, Jeeps, tanks, universal carriers, and armored cars, and manufactured junction boxes for the B-24 Liberator bomber. The plant sustained the village through the Great Depression, when the State Savings Bank of Flat Rock collapsed and dozens of families lost their homes to foreclosure — a catastrophe documented in granular detail across the Section 31 plat index. While the banking failure devastated private credit, the Ford plant continued to operate and to pay wages, providing an economic anchor that kept the community viable when many comparable rural villages in southeastern Michigan did not survive.

Production ceased in 1950, and operations were moved to Ford's larger Monroe factory. The water filtration plant was sold to the Village of Flat Rock for one dollar in 1951 and continued operating until 1957, when a new plant was built on the same island where the eastern end of the Lamp Factory is situated. The village's government offices were eventually moved into the old filtration building, which later became a senior citizens' center — a conversion that itself reflects the depth of the plant's integration into civic life. The factory was sold to Moynahan Bronze Company in 1951, passed to Stearns Manufacturing Company in 1972, and has been occupied by Flat Rock Metal, Inc. since 1982. The original Assembly Plant and Power House retain their Kahn-designed character, including the intact steel-frame windows (now obscured by metal screens but fully preserved beneath), the buff brick exterior, the concrete and stone detailing, and the spatial and structural relationship between the factory and the mill race. The building's continuous industrial use over more than a century testifies to the durability and adaptability of Kahn's design, and its presence at the western edge of the village — visible across the Huron River from the commercial core along Telegraph Road — continues to define the relationship between industry and community that Henry Ford set in motion in 1921.

## References

List references used to research and evaluate the individual property.

Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                                      |                                       |                                                                                                                 |
|-----------------------------------------------|----------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26643 W. Huron River Drive                                           |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                            |                                       |                                                                                                                 |
| County                                        | Wayne County                                                         |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_01_0045_000 Lot 59 Assessor's Flat Rock Plat No. 3 (May 1940) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.100584                                                       | Long: -83.295294                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input checked="" type="checkbox"/> restaurant          | Object <input type="checkbox"/>    |
| Residential <input type="checkbox"/>                               |                                    |
| Industrial <input checked="" type="checkbox"/>                     |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1921-22                                                             |
| Architectural Style     | Modern Movement                                                     |
| Building Form           | Institutional                                                       |
| Roof Form               | Flat                                                                |
| Roof Materials          | Asphalt                                                             |
| Exterior Wall Materials | Buff Brick                                                          |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Steel (restored) 2023                                               |
| Window Type             | Sash                                                                |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input checked="" type="checkbox"/>                                                                                                                                                     | Criterion B <input checked="" type="checkbox"/>         | Criterion C <input checked="" type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Architecture; Community Planning and Development                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1921 to 1957 (late period)                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Water Works                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | 26643 W. Huron River Drive                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Henry Ford                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Municipal Water Treatment                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Restaurant (Souled Out)                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Albert Khan                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | W.G. Clark / Bill Miller                                                                                                                                                                            |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The Ford Motor Company Water Filtration Plant at 26643 West Huron River Drive in Flat Rock, Michigan, is a one-story brick building designed by Albert Kahn Associates of Detroit and constructed by the Stone & Webster Construction Division during 1921 and 1922 as a component of Henry Ford's village industries complex at Flat Rock. The building is situated on the east shore of the Huron River, just north of the point where the combination dam and bridge meets Huron River Drive, on the opposite bank from the Lamp Factory it was built to serve.

The building is clad in the same buff-colored brick as the main factory across the river. The five-bay facade faces east toward Huron River Drive, with the entrance in the middle bay. Between each brick pier are windows with slightly recessed brick spandrels and art stone sills. The entrance is set within a stone enclosure surrounded by steel-frame windows to the sides and above, giving the doorway a floating effect reminiscent of other Kahn designs. Rafters in the exposed eaves are carved into a scroll shape, a decorative detail that distinguishes this building from the utilitarian treatment of the factory across the river and reflects its civic function as a public works facility serving the village. The original roof was a bell-shaped hipped roof clad in tile; the bell-shaped profile was later replaced with a simple hipped roof and the tile was replaced with asphalt shingles.

The building originally housed coagulating basins and chemical solution tanks set in the ground beneath the filtration plant, with an intake crib extending from near the center of the Huron River to the plant. A sizable water tower rose from a concrete pad adjacent to the north end of the building. The water tower was removed in the 1980s, and a wooden porch was placed on the pad. Over the decades following its conversion from filtration plant to municipal offices and then senior center, the entrance surround windows were filled in, the original steel-frame windows were removed and replaced, and the interior filtration infrastructure was covered over.

In 2022, the building was purchased by William Miller, who undertook a comprehensive restoration guided by the original Albert Kahn architectural plans, which Miller located and used as the primary reference for all restoration work. Miller and his family hand-restored the steel-frame windows throughout the building to their original configuration, reopened and reglazed the entrance surround windows to recover the floating-door effect that Kahn had designed, cleared out the filtration cisterns beneath the building, removed the wooden porch from the former water tower pad, and constructed a sympathetic extension on the tower pad foundation that matches the original building in style, materials, and methods. The extension maintains the original footprint of the building-and-tower complex while replacing a missing element with compatible new construction consistent with the Secretary of the Interior's Standards for Rehabilitation. The building is currently in use as a restaurant. The only significant remaining alterations from the original condition are the roof profile, which was changed from a bell-shaped hipped form to a simple hipped roof at an unknown date, and the roofing material, which was changed from tile to asphalt shingles. In all other respects, the building now more closely reflects its original Kahn-designed character than at any point since the mid-twentieth century alterations, owing to the documented, plan-based restoration carried out by the current owner,

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The Water Filtration Plant was constructed in 1921 and 1922 as an integral component of Henry Ford's village industries complex at Flat Rock, designed by Albert Kahn with construction by Stone & Webster, Inc. The plant was built on the east shore of the Huron River, on the opposite bank from the Lamp Factory, and drew water from the river through an intake crib extending from near the center of the channel. The plant filtered and treated water not only for the factory but for the communities of Flat Rock, Rockwood, and South Rockwood, generating over 550 million gallons of filtered water during its period of operation. For many residents, this was the first time they had access to clean municipal water, and the availability of treated water removed one of the principal obstacles that had inhibited the growth of the unincorporated settlement for decades. Ford laid pipes

carrying fresh water to buildings throughout Flat Rock, establishing the village's first municipal water distribution system.<sup>1</sup>

The water filtration plant was conveyed by Ford Motor Company to the Village of Flat Rock as part of the series of institutional transfers that followed the closure of the Lamp Factory in 1950. On September 16, 1949, Ford quit-claimed a large portion of Lots 71, 85, and 86 to the Village of Flat Rock for municipal purposes (Liber 10028, Page 41).<sup>2</sup> The filtration plant continued operating under village ownership until 1957, when a new water treatment plant was built on the island where the eastern end of the Lamp Factory is situated. The village's government offices were subsequently moved into the old filtration building. During this conversion and in subsequent years, the coagulating basins and chemical solution tanks beneath the building were covered over to create a level floor, the entrance surround windows that Kahn had designed to flank and surmount the doorway were filled in, and the original steel-frame windows were removed and replaced. The water tower adjacent to the north end of the building was demolished in the 1980s, and a wooden porch was placed on the remaining concrete pad. The original bell-shaped hipped roof clad in tile was replaced at an unknown date with a simple hipped roof and asphalt shingles. The building later served as a senior citizens' center for the City of Flat Rock.

On January 11, 2022, Bill Miller purchased the building from the City of Flat Rock.<sup>3</sup> Miller, who had previously restored the Masonic Lodge, the Mobil Gasoline Filling Station (Captain Nemos) and the building by the river (now known as Atwater Tacos) in the area, undertook a comprehensive restoration of the filtration plant. Miller researched the original Albert Kahn architectural plans for the building and used them as the primary reference for restoration work on the building. The scope of work included restoration of the steel-frame windows throughout the building to their original configuration; reopening and reglazing the entrance surround windows to recover the floating-door effect that Kahn had designed; clearing of the filtration cisterns beneath the building; removal of the wooden porch from the former water tower foundation pad; and construction of a sympathetic extension on the tower pad, matching the original building in style, materials, and methods, guided by the Kahn plans. The building is currently leased as a restaurant.<sup>4</sup>

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The Ford Motor Company Water Filtration Plant is significant under Criterion B for its direct association with Henry Ford's village industries program and under Criterion C as a work of Albert Kahn that embodies the distinctive characteristics of his civic and institutional design within an industrial complex. The areas of significance are Architecture, Engineering, and Community Planning and Development, with a period of significance of 1921 to 1957.

The filtration plant is the civic counterpart to the industrial Lamp Factory across the river. While the factory was designed to produce headlamps, the filtration plant was designed to produce the infrastructure of community life itself — clean water for an entire village that had lacked it. The construction of the plant and the laying of distribution pipes throughout Flat Rock constituted the village's first municipal water system and directly enabled the population growth, residential subdivision, and institutional development that followed the arrival of the Ford complex. The incorporation of the Village of Flat Rock on October 19, 1923 was a response not only to the promise of factory employment but to the availability of modern water infrastructure that the filtration plant provided. Over 550 million gallons of filtered water were generated during the plant's period of operation, serving the communities of Flat Rock, Rockwood, and South Rockwood.

Architecturally, the building demonstrates Kahn's ability to adapt his industrial vocabulary to civic purposes. The buff brick, brick piers, and concrete detailing are drawn from the same palette as the factory, establishing

<sup>1</sup> Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>3</sup> City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520>; accessed 11 June 2025) parcel number 58 093 99 0002 300; citing records held by the City of Flat Rock.

<sup>4</sup> City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search.

visual continuity across the complex, but the decorative elements — the art stone sills, the scroll-shaped carved rafter tails in the exposed eaves, the originally bell-shaped hipped roof with tile cladding, and the stone entrance surround with its flanking and surmounting windows creating a floating-door effect — elevate the building above the utilitarian treatment of the factory and signal its public function. The design is reminiscent of Kahn's approach to other civic and institutional buildings where industrial materials were given a more finished expression appropriate to their community role.

The plant's significance extends beyond its period of industrial operation. After the Lamp Factory closed in 1950 and Ford conveyed the building to the Village of Flat Rock, the filtration plant served successively as a municipal water works (to 1957), a village government office, and a senior citizens' center — a sequence of civic uses that reflects the depth of the building's integration into community life. Over the decades of municipal ownership, the building's historic character was progressively diminished through the filling in of the entrance surround windows, the replacement of the original steel-frame windows, the removal of the water tower, the replacement of the bell-shaped tile roof with a simple hipped roof in asphalt shingles, and the covering of the interior filtration infrastructure.

The 2022 acquisition by Bill Miller and his comprehensive, plan-based restoration have substantially reversed these losses. The steel-frame windows throughout the building were restored to their original configuration. The entrance surround windows were reopened and reglazed, recovering the floating-door effect that is one of the building's most architecturally distinctive features. The filtration cisterns were cleared, and the former water tower pad — vacant since the tower's demolition in the 1980s — was replaced with a sympathetic extension matching the original building in style, materials, and methods as documented in the Kahn plans. This work represents an exemplary application of the Secretary of the Interior's Standards for Rehabilitation, guided by primary-source architectural documentation from the original architect's office. The only significant remaining alterations from the historic condition are the roof profile and roofing material. In all other respects, the building now more closely reflects its original Kahn-designed character than at any point since the mid-twentieth century, and the current use as a restaurant maintains public access to a building that has served the Flat Rock community in one capacity or another since 1922.

Within the proposed Flat Rock Historical District, the Water Filtration Plant is a contributing resource whose significance derives both from its individual architectural and engineering merit and from its role as the physical embodiment of the civic infrastructure that Henry Ford's village industries program brought to Flat Rock.

## References

List references used to research and evaluate the individual property.

Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                               |                                                             |                                                  |                                                                                                                 |
|-----------------------------------------------|-------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26647 W. Huron River Drive                                  |                                                  |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                   |                                                  |                                                                                                                 |
| County                                        | Wayne County                                                |                                                  |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0058_000 Lots 58 & 59 Huron River Sub (June 1925) |                                                  |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.100782                                              | Long: -83.295757                                 |                                                                                                                 |
| Ownership                                     | Private <input type="checkbox"/>                            | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input type="checkbox"/>                               |                                    |
| Industrial <input checked="" type="checkbox"/>                     |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | ca.1925                                                             |
| Architectural Style     | Utilitarian                                                         |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Flat                                                                |
| Roof Materials          | Asphalt/Membrane                                                    |
| Exterior Wall Materials | Cement Block                                                        |
| Foundation Materials    | Cement Block                                                        |
| Window Materials        | N/A                                                                 |
| Window Type             | N/A                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                                       |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                            |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                                    |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                            |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                            |
| Period(s) of Significance                                                        | c. 1925–1975 (within district's period of significance, 1922–1975)                                                                                                                                  |                                                                                                                                                                                                                            |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                            |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                         |
| Current/Common Name                                                              | City Garage                                                                                                                                                                                         |                                                                                                                                                                                                                            |
| Historic/Original Owner                                                          | Ford Motor Company Village Industries Lamp Plant                                                                                                                                                    |                                                                                                                                                                                                                            |
| Historic Building Use                                                            | Ford Motor Company Village Industries Lamp Plant– Support Maintenance Building                                                                                                                      |                                                                                                                                                                                                                            |
| Current Building Use                                                             | City Garage                                                                                                                                                                                         |                                                                                                                                                                                                                            |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                            |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                            |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1925 maintenance building at 26647 W. Huron River Dr. in Flat Rock is a 1-story concrete block structure with a flat roof, located directly in front of the entrance to the Ford Motor Company Lamp Factory (Headlamp Plant). The building likely served as a maintenance or utility facility supporting the Lamp Plant's operations, making it one of the surviving physical components of Ford's Village Industries complex in Flat Rock beyond the plant itself.

The building is a simple rectangular volume constructed of concrete masonry units painted white or light gray. The flat roof is clad in asphalt built-up or membrane roofing. The front (street-facing) elevation features two large roll-up overhead doors — steel service doors sized for vehicle or equipment access — positioned side by side, with a pedestrian entry between or adjacent to them. The overhead doors are painted gray. The concrete foundation is continuous with the masonry walls.

The building's design is purely functional with no decorative elements, fenestration on the primary elevation, or stylistic embellishments. The concrete block construction, flat roof, and oversized service doors are consistent with early 20th-century utilitarian industrial support buildings. The painted concrete block exterior has been maintained but otherwise appears unaltered from its original configuration.

The property sits directly in front of the entrance to the Ford Lamp Plant, placing it at the functional threshold between the industrial complex and the residential corridor along W. Huron River Drive. This location — at the interface between Ford's industrial operations and the community that developed around them — physically embodies the relationship that defines the district's significance. The setting is transitional between the residential streetscape to the east and the industrial/institutional character of the Lamp Plant complex. Character-defining features include the 1-story concrete block construction, flat roof, paired overhead service doors, utilitarian industrial form, location at the Ford Lamp Plant entrance, and continuous public ownership.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ford Motor Company, a Delaware Corporation of Dearborn, Michigan, was conveyed Lot 59 by Grace Y. Vreeland by Warranty Deed, dated April 28, 1942, recorded May 29, 1942.<sup>1</sup>

The Estate of Oscar W. Smith, deceased, was the subject of a Probate File filed January 26, 1945. The probate noted a vendee's interest in Lot 58 and other lands; the inventory was filed March 2, 1945, and the heirs were listed as Esther Lezotte, daughter, and Walter E. Smith, son.<sup>2</sup>

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 58 to Walter Smith and Esther Lezotte, as tenants in common, by Warranty Deed on November 6, 1945, recorded November 19, 1945.<sup>3</sup>

Walter Smith and Helen E. Smith, his wife, and Esther Lezotte conveyed Lot 58 to the Village of Flat Rock, a Michigan Municipal Corporation, by Warranty Deed on January 30, 1952, recorded February 15, 1952.<sup>4</sup>

This building still belongs to the City of Flat Rock in 2026.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1942 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development / Industry: This utilitarian building is a surviving component of the Ford Motor Company's Village Industries complex in Flat Rock, located directly at the entrance to the Lamp Plant. Its construction — likely in the mid-1920s shortly after the 1922 Lamp Plant itself — documents the

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

physical footprint of Ford's industrial operations extending beyond the plant building into supporting facilities along W. Huron River Drive. The building's transition from Ford industrial use to municipal ownership in 1952 mirrors the broader community pattern of Ford's presence establishing the infrastructure and institutional framework that Flat Rock then absorbed into its civic identity. The Vreeland family's role as the underlying landowner — Grace Vreeland simultaneously selling adjacent lots to Ford (Lot 59) and private parties — illustrates the founding family's central role in enabling both industrial expansion and community development. The building's continuous public use since 1952 documents the enduring civic infrastructure that the Village Industries period created.

**Integrity Assessment:** The property retains excellent integrity across all seven aspects. Location is intact directly in front of the Ford Lamp Plant entrance. Design integrity is excellent — the 1-story concrete block form, flat roof, and paired overhead service doors remain as originally constructed. Materials integrity is excellent, with original concrete block walls, flat roof, and service door openings preserved; the painted exterior is a maintenance treatment, not a material alteration. Workmanship is evident in the concrete masonry construction. Setting is preserved at the threshold between the Lamp Plant and the residential corridor, maintaining the spatial relationship that defined its original function. Feeling and association are strong, with the utilitarian industrial form and proximity to the Lamp Plant conveying the building's role as a support facility within Ford's Village Industries complex.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1925 construction date places it within the earliest phase of the district's period of significance, contemporary with the 1922 Ford Lamp Plant. The utilitarian concrete block building retains excellent integrity with original materials and form intact. Its location at the Lamp Plant entrance, its origin as a Ford industrial support facility, and its transition to continuous municipal use document the intertwined relationship between Ford's industrial presence, the Vreeland family's land disposition, and Flat Rock's civic development. It is one of the oldest surviving structures in the district and a rare surviving Ford support building outside the plant itself.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0058\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                       |                                       |                                                                                                                 |
|-----------------------------------------------|-------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26657 W. Huron River Drive                            |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                             |                                       |                                                                                                                 |
| County                                        | Wayne County                                          |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0057_000 Lot 57 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.100855                                        | Long: -83.295889                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1947                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable                                                          |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl/Aluminum                                                      |
| Window Type             | Casement Bay/Sliding                                                |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1947–1975 (within district's period of significance, 1920–1975)                                                                                                                                  |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/> Altered <input checked="" type="checkbox"/>                                                                                                                         | Siding/Windows Moved <input type="checkbox"/> Date(s):                                                                                                                                                          |
| Current/Common Name                                                              | 26657 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Jack E. and Flora Messinger                                                                                                                                                                         |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1947 Minimal Traditional residence at 26657 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a side-gable roof, representing the immediate postwar residential construction that preceded the early 1950s building boom along the corridor. Together with the adjacent Cape Cod at 26677, it documents the earliest wave of postwar housing on this section of W. Huron River Drive.

The house exhibits a moderately pitched side-gable roof clad in dark gray or charcoal asphalt shingles. The pitch is sufficient to create usable space in the upper half-story but is less steep than the Cape Cod form at 26677, placing it in the Minimal Traditional vocabulary. The roofline is simple and unadorned with no dormers, the upper half-story relying on gable-end windows for light.

The exterior walls are clad in white vinyl siding. The concrete foundation is visible at the base. The front facade features a vinyl replacement casement bay window — a projecting window with angled side panes — positioned at the left side, providing generous light to the main living area. This bay window likely replaces an original picture window or pair of double-hung windows. Additional vinyl replacement sliding windows are positioned across the facade. The front entry is at center-right of the facade.

No garage is present on the property — one of a small number of dwellings in the district without automobile storage. The absence of a garage may reflect the property's early postwar construction date, when garages were less universally expected than they would become by the mid-1950s, or a garage may have been removed at some point. A vehicle is parked in the side yard, and a children's swing set is positioned in the front yard.

The property sits on a modest lot with maintained lawn. A mature deciduous tree provides canopy to the rear. The adjacent dwellings — the Cape Cod at 26677 to the right and a building to the left — frame the residential setting. The lot is flat and open.

Character-defining features include the 1.5-story side-gable Minimal Traditional form, compact footprint, and early postwar construction date.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 57 to Jack E. Messinger and Flora Messinger, his wife, by Warranty Deed on October 15, 1946, recorded December 10, 1946.<sup>1</sup>

In 1950, Jack & Flora Messinger and daughters resided at 26657 WHRD; and Jack worked as a purchasing agent at the railroad.<sup>2</sup> In 1953, Jack Messinger resided at 26657 W. Huron River Drive.<sup>3</sup>

Jack E. Messinger and Flora Messinger, his wife, conveyed Lot 57 to Harold G. Wilkie, Sr. and Irene G. Wilkie, his wife, by Warranty Deed on June 17, 1957, recorded June 18, 1957.<sup>4</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the immediate postwar period, this Minimal Traditional dwelling represents the earliest wave of residential construction following World War II in Flat Rock, paired chronologically with the adjacent Cape Cod at 26677. The compact 1.5-story form without a

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 26, for Jack & Flora Messinger and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9J-5QHW-RS5?view=explore&lang=en&groupId=TH-7772-115405-97-41>; accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

<sup>3</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

garage reflects the modest scale and limited amenities of the earliest postwar housing, built to meet urgent demand from returning veterans and young families seeking affordable homeownership near the Ford Headlamp Plant. The absence of a garage documents the pre-automobile-dominant phase of residential planning, before garages became a standard feature of new construction in the early 1950s.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable Minimal Traditional form and compact footprint remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows including the bay window, though these are reversible alterations and the concrete foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character and relationship to the adjacent c. 1947 Cape Cod. Feeling and association are adequate, with the modest Minimal Traditional form conveying late 1940s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the district's period of significance as an early postwar dwelling. The Minimal Traditional form retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form and early postwar character are preserved. Together with the adjacent 26677, the property documents the first phase of postwar residential development along the corridor.

#### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0057\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                       |                                       |                                                                                                                 |
|-----------------------------------------------|-------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26677 W. Huron River Drive                            |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                             |                                       |                                                                                                                 |
| County                                        | Wayne County                                          |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0055_300 Lot 55 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.100988                                        | Long: -83.296022                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1947                                                                |
| Architectural Style     | Cape Cod                                                            |
| Building Form           | 1.5 Rectilinear                                                     |
| Roof Form               | Front Gable Intersecting                                            |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | "Shake" Siding                                                      |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Casement/Double Hung                                                |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1947–1975 (within district's period of significance, 1920–1975)                                                                                                                                  |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26677 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Harold & Irene Wilkie                                                                                                                                                                               |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1947 Cape Cod residence at 26677 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a steeply pitched side-gable roof and a matching detached garage, representing the immediate postwar residential construction that preceded the early 1950s building boom along the corridor. The Cape Cod form — with its steep roof creating usable upper half-story space within a compact, economical footprint — was among the most popular house types for returning veterans and young families in the late 1940s.

The house exhibits a steeply pitched side-gable roof clad in gray asphalt shingles. The steep pitch is the defining characteristic of the Cape Cod form, creating a full half-story of living space within the roof volume. A front-facing gabled dormer projects from the front roof slope, providing light and headroom to the upper level. The eaves are close-cropped, consistent with Cape Cod conventions.

The exterior walls are clad in tan or buff-toned vinyl shake siding — a textured product simulating wood shingle cladding. The shake profile is applied uniformly across the house and the matching garage, creating a cohesive visual ensemble. The concrete block foundation is visible at the base. Vinyl replacement windows include both casement and double-hung types positioned across the facade. The front entry is positioned at the first-floor level.

The matching detached garage is positioned immediately adjacent to the left of the dwelling, separated by a narrow driveway. The garage replicates the house's steep side-gable roof form, shake siding, and trim treatment, creating a unified pair that reads as a coordinated composition rather than a primary building and secondary outbuilding. This level of architectural coordination between house and garage is uncommon in the district, where garages are typically utilitarian structures with no stylistic relationship to the dwelling. A tall arborvitae or evergreen tree is positioned between the house and garage, partially screening the space between them.

The property sits on a modest lot with maintained lawn. The driveway extends between the house and garage. The residential setting is consistent with the postwar section of W. Huron River Drive, with neighboring dwellings visible on both sides.

Character-defining features include the 1.5-story Cape Cod form, steeply pitched side-gable roof, front dormer, vinyl shake siding on both house and garage, and the architecturally coordinated house-garage ensemble.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lots 55 and 56 to Harold G. Wilkie and Irene G. Wilkie, his wife, by Warranty Deed on April 11, 1947, recorded May 15, 1947.<sup>1</sup>

In 1950, Harold & Irene Wilkie and son resided at 26677 WHRD; and Harold worked as yard clerk at railroad.<sup>2</sup> In 1953, Harold G. Wilkie resided at 26677 W. Huron River Drive.<sup>3</sup>

Harold G. Wilkie, Sr. and Irene G. Wilkie, his wife, took out a mortgage from the State Savings Bank of Flat Rock, a Michigan Banking Association, in the amount of \$5,563 on March 10, 1954, recorded March 26, 1954, on Lots 55 and 56.<sup>4</sup>

Harold G. Wilkie, Sr. and Irene G. Wilkie, his wife, took out a mortgage from the State Savings Bank of Flat Rock in the amount of \$5,500 on April 3, 1958, recorded April 10, 1958, on Lots 55 and 56.<sup>5</sup>

In 1971, Harold G. Wilkie Sr. resided at 26677 W. Huron River Drive.<sup>6</sup>

The Death Certificate of Harold George Wilkie was recorded July 14, 1972, pertaining to Lots 55, 56, and 57; the death certificate recited that the decedent died April 23, 1972.<sup>7</sup>

Irene G. Wilkie, survivor of herself and her deceased husband Harold G. Wilkie, Sr. conveyed Lots 55 and 56 to Irene G. Wilkie and Harold G. Wilkie, Jr., her son, as joint tenants with rights of survivorship, by Quit Claim Deed for \$1.00 on February 3, 1973, recorded February 14, 1973.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1947 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1947 during the immediate postwar period, this Cape Cod dwelling represents the earliest wave of residential construction following World War II in Flat Rock. The Cape Cod form was a national phenomenon in the late 1940s — its compact, economical design made it the house type of choice for returning veterans and young families seeking affordable homeownership. In Flat Rock, this construction was sustained by employment at the Ford Headlamp Plant and related industries. The matching house-and-garage ensemble demonstrates an unusual level of design coordination for a modest residential property, suggesting either a quality-conscious builder or an owner who invested in a unified composition.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story Cape Cod form with steeply pitched side-gable roof, front dormer, and matching detached garage remain clearly legible. The coordinated house-garage ensemble preserves the original design intent. Materials integrity has been diminished by vinyl shake siding and replacement windows, though the shake profile is a more sympathetic replacement material than smooth vinyl, and the concrete block foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character. Feeling and association are strong, with the Cape Cod form and matched garage conveying late 1940s residential character.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 3, dwelling 25, for Harold & Irene Wilkie and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9J-5QHW-RS5?view=explore&lang=en&groupid=TH-7772-115405-97-41>; accessed 27 July 2025), FHL#108990835, image 4 of 15; United States. National Archives and Records Administration.

<sup>3</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1947 construction date places it within the district's period of significance as an early postwar dwelling. The Cape Cod form with matching detached garage retains strong design integrity. While vinyl shake siding and replacement windows diminish materials integrity, the shake profile provides a more sympathetic texture than smooth vinyl, and the original form and coordinated house-garage relationship are preserved.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0055\_300; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                            |                                       |                                       |                                         |                                   |
|-----------------------------------------------|------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 26697 W. Huron River Drive                                 |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                  |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                               |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0053_300 Lot 53 & 54 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.10119                                              |                                       | Long: -83.29622                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1963                                                                |
| Architectural Style     | Split-Level/Colonial                                                |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Side Gable – low pitch                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Casement                                                            |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated garage                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                                                  |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                                       |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                                               |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
| Area(s) of Significance                                                          | Community Planning and Development                                                                                                                                                                  |                                                                                                                                                                                                                                       |
| Period(s) of Significance                                                        | c. 1963–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                                                                                                                                                                                                       |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                                                                              |
| Current/Common Name                                                              | 26697 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                                       |
| Historical Owners:                                                               | Fred & Helen Berakovich                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Builder/Contractor                                                               | Berakovich (likely)                                                                                                                                                                                 |                                                                                                                                                                                                                                       |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The split-level residence at 26697 W. Huron River Drive occupies Lot 54 of the Huron River Subdivision (Part of Section 31, T.4 S., R.10 E.); adjacent Lot 53 is vacant but shares the same address. The dwelling is a brick-veneer split-level on a concrete block foundation, with the principal façade facing south toward W. Huron River Drive. The lower left level contains an integral single-car garage with a paneled overhead door; the upper level to the right contains the main living quarters. The entry is positioned at mid-level between the two, sheltered by a small porch overhang, and accessed by a concrete walk from the street. Red-brown brick veneer clads both levels of the front façade. The hip roof is covered in asphalt shingles. A substantial brick chimney rises from the right (east) elevation. The upper story features paired or horizontal sliding windows; additional window openings are present on the garage level. Windows appear to be replacements. The double-lot setting is open, with Lot 53 maintained as yard space to the west. The property retains its original massing, brick cladding, chimney, roofline, entry configuration, and relationship to the street.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland of Wyandotte, Michigan held Lots 53 and 54 as unimproved investment property. Brownstown Township assessment rolls for 1925, 1927, 1931, 1939, and 1942 consistently list both lots as vacant land at \$230 each with no building value.<sup>1</sup> Sam died October 16, 1941 at age 71; his death certificate was filed by the Detroit Department of Health on October 27, 1941. Grace Y. Vreeland, as surviving spouse, conveyed both lots to Evelyn Spears (a married woman) by Warranty Deed dated April 3, 1948, though the deed was not recorded until April 21, 1955 — the same day Sam's death certificate was belatedly recorded, suggesting the title was being cleared for Spears's imminent sale. Spears conveyed both lots to Fred B. Berakovich and Helen Berakovich (husband and wife) by Warranty Deed on May 12, 1955, recorded May 20, 1955, with building restrictions noted. No occupants appear in available directory listings for this address prior to the Berakoviches.

The assessor's recorded construction date of 1939 is demonstrably incorrect — five consecutive tax rolls through 1942 show no structure. The evidence points to the Berakoviches as the builders, not the Vreelands or Spears, for the following reasons:

The Vreelands were absentee owners in Wyandotte who held multiple lots in the subdivision as investments, not homesteads. Grace sold the still-vacant lots seven years after Sam's death. No directory evidence places Evelyn Spears at this address, and the speed of her resale to the Berakoviches — less than a month between the recording of her deed and her conveyance to them — suggests she may have been a brief intermediary rather than someone who built and occupied a house.

The Berakoviches obtained two substantial mortgages from Peoples Bank on Lots 53 and 54: \$28,500 on October 7, 1963, and \$28,872.06 on May 6, 1964. These amounts — totaling over \$57,000 on lots that had been vacant land — are consistent with new construction financing rather than refinancing of an existing modest dwelling. The sequential mortgages suggest initial construction followed by completion or finishing costs.

The house itself supports this timeline. The split-level form with integral garage, brick-veneer construction, and hip roof are characteristic of early 1960s residential design in southeastern Michigan, not the late 1930s or 1940s. The 1971 directory confirms Fred and Karl Berakovich (likely father and son) as residents, establishing the house as an owner-occupied family home rather than rental property — which also explains the substantial brick construction unusual for speculative or investment housing.<sup>2</sup>

<sup>1</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 333, entry for lots 53 & 54; original records held by Brownstown Township Historical Society.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.



### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1963 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The assessor's recorded construction date of 1939 is incorrect; Brownstown Township assessment rolls for 1925, 1927, 1931, 1939, and 1942 consistently list Lots 53 and 54 as unimproved land valued at \$230 each, owned by Sam L. Vreeland of Wyandotte, Michigan. Sam Vreeland died October 16, 1941; his widow Grace Y. Vreeland conveyed both lots to Evelyn Spears by Warranty Deed dated April 3, 1948 (recorded April 21, 1955). Spears sold both lots to Fred B. Berakovich and Helen Berakovich on May 12, 1955. In 1963–1964, the Berakoviches obtained two mortgages from Peoples Bank totaling over \$57,000, consistent with new construction financing. Fred and Karl Berakovich are confirmed residents in the 1971 directory. The Berakoviches sold both lots to Robert L. and Gene LaVonne Cronenwett by land contract in 1985 — Lot 54 (with residence) at \$47,000 and vacant Lot 53 at \$20,000.

Criterion A – Community Planning and Development: Constructed c. 1963 during the later phase of Flat Rock's residential growth, this split-level represents owner-occupied housing built by working families attracted by the Ford Flat Rock plant and the broader industrialization of Downriver Wayne County. The split-level form, brick-veneer construction, integral garage, and hip roof are characteristic of early 1960s residential design in southeastern Michigan. The double-lot configuration — with Lot 53 maintained as open yard — reflects the generous suburban development patterns that characterized the Huron River Subdivision. The property documents the continued residential infill that completed the community's housing fabric during the mature phase of the Village Industries era (1920–1975).

The property retains integrity of location on its original double-lot site within the Huron River Subdivision. Design integrity is strong — the split-level massing, mid-level entry, and integral garage configuration are unaltered. Materials and workmanship are preserved through the brick-veneer cladding, brick chimney, hip roof, and concrete block foundation; while windows appear to be replacements, original openings are retained. Setting is intact through the relationship to neighboring residences along W. Huron River Drive, enhanced by the double-lot configuration and open yard on Lot 53. Feeling and association remain strong, as the property conveys its character as an early 1960s owner-occupied family residence.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1963 construction date places this property within the mature phase of Flat Rock's development during the Village Industries era. The split-level form with brick-veneer cladding and integral garage exemplifies the residential building patterns of the early 1960s within the district. The double-lot setting and intact original form demonstrate the suburban development character of the period. Replacement windows have minimally diminished material integrity; this alteration is typical throughout the district and does not compromise the property's ability to convey its historical significance.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number58\_092\_02\_0053\_300; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                      |                                       |                                                                                                                 |
|-----------------------------------------------|------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26721 W. Huron River Drive                           |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                            |                                       |                                                                                                                 |
| County                                        | Wayne County                                         |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0052_002 Lot 52Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.101454                                       | Long: -83.296340                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Vernacular Cottage                                                  |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Front Gable w/dormer                                                |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>    | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                         |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                 | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                         |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1951–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>    | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows <input type="checkbox"/> | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26721 W. Huron River Drive                                                                                                                                                                          |                                                         |                                         |                                                                                                                                         |
| Historic/Original Owner                                                          | John & Blanche Kornowski                                                                                                                                                                            |                                                         |                                         |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1951 vernacular cottage at 26721 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-gable orientation, side dormers, and an open porch dormer — a distinctive roofline composition that distinguishes it from the side-gable Minimal Traditionals that predominate along this section of the corridor. The front-gable form is a traditional folk house type carried forward into the postwar era.

The house exhibits a steeply pitched front-gable roof clad in brown asphalt shingles, with the gable end facing the street. The steep pitch creates substantial usable space in the upper half-story. The front gable face contains a vinyl replacement double-hung window at the upper level, flanked by white trim. A second gabled dormer projects from the right (east) roof slope, providing additional light and headroom to the upper floor. On the left (west) roof slope, an open porch dormer — a gabled dormer with an open-air balcony or porch rather than an enclosed room — creates a distinctive feature. The open porch dormer is supported by decorative triangular brackets or braces in a simplified Craftsman-influenced treatment, giving the roofline a layered, articulated quality.

The exterior walls are clad in dark navy blue vinyl siding with white trim at corners, windows, and eaves — a bold color choice that gives the house a strong street presence. The concrete foundation is visible at the base. The front facade features a partial-width covered entry porch at the left side with a shed roof supported by simple posts, sheltering the main entry door. Concrete steps with a railing provide access from grade. Vinyl replacement double-hung windows are positioned on the first and upper levels.

A detached single-car garage with dark-toned siding and a white overhead door is positioned to the right-rear of the house, accessed by a concrete driveway. A basketball hoop is mounted near the garage. The property sits on a modest lot with maintained lawn, foundation plantings near the entry porch, and a flag displayed from the porch. The address numbers are visible near the driveway. Utility lines cross the front of the property.

Character-defining features include the 1.5-story front-gable form, steeply pitched roof, side dormer, open porch dormer with decorative brackets, partial-width entry porch, and compact residential footprint.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Grace Y. Vreeland, survivor of Sam L. Vreeland, sold the vacant Lot 52 with building restrictions to Theodore, Donald, and Alfred Kornowski in 1950. The three brothers — who also operated Kornowski Beverages, one of the Flat Rock area's first postwar soda bottling operations — had the house built c. 1951 and transferred the improved property to John and Blanche Kornowski in March 1952. John Kornowski died in January 1963, and Blanche retained the property as survivor. In February 1968, Blanche sold her portion of Lot 52 to Frank M. Kornowski for \$17,000. Meanwhile, portions of Lots 51 and 52 passed through Rial E. and Helen Simons to Fred B. and Helen Berakovich in 1956, then to Frank, William, and Cashmere Kornowski in 1966, and ultimately to Alfred M. and Hilda M. Kornowski in 1968. The property remained within the extended Kornowski family through the documented chain.<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this vernacular cottage represents a traditional front-gable house form carried into the postwar era. The open porch dormer with decorative brackets is an unusual feature within the district, adding architectural interest and variety to the housing stock. The front-gable orientation — with the narrow gable end

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

facing the street — is an efficient use of the narrow lots characteristic of this denser section of W. Huron River Drive. The property documents the range of house forms builders employed during the early 1950s construction boom, extending beyond the Minimal Traditional and Ranch types that dominate the corridor.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story front-gable form, steeply pitched roof, side dormer, open porch dormer with decorative brackets, and partial-width entry porch remain clearly legible. These are distinctive features that survive in full despite the surface material changes. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations and the concrete foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character and narrow-lot spacing. Feeling and association are strong, with the vernacular cottage form and porch dormer conveying mid-century residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The vernacular cottage form with front gable, side dormer, and open porch dormer with decorative brackets retains strong design integrity and adds architectural variety to the district's housing stock. While vinyl siding and replacement windows diminish materials integrity, the original form and distinctive roofline are preserved.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0052\_002; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                       |                                       |                                                                                                                 |
|-----------------------------------------------|-------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26725 W. Huron River Drive                            |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                             |                                       |                                                                                                                 |
| County                                        | Wayne County                                          |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0051_002 Lot 51 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.101604                                        | Long: -83.296408                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>           | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1953                                                                |
| Architectural Style     | Minimal Traditionalist/Ranch                                        |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/projection                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Blocks                                                     |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

## Eligibility

|                                                                                  |                                                                |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1953–1975 (within district's Late Period, 1920–1975)        |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 26725 W. Huron River Drive                                     |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | John & Blanche Kornowski                                       |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Minimal Traditional residence at 26725 W. Huron River Dr. in Flat Rock is a compact 1-story frame dwelling with a front-projecting entry gable, representing early 1950s residential construction during the peak prosperity years of the Village Industries period. The property extends the pattern of front-projecting gable Minimal Traditionals documented along this section of the corridor.

The house exhibits a side-gable roof clad in gray asphalt shingles with a front-projecting gable at the center-left of the facade. The front-projecting gable defines the entry bay, with the main door accessed by a set of wood steps with a simple railing — the raised entry reflecting the concrete block foundation height above grade. The overall profile is low and compact, consistent with the modest Minimal Traditional form.

The exterior walls are clad in tan or beige vinyl siding. The concrete block foundation is visible at the base, raised above grade on the front elevation. Vinyl replacement double-hung windows are positioned across the facade, with a window to the right of the entry projection. The fenestration is simple and functional.

The property sits on a narrow lot with a maintained lawn. The front yard is minimal, with the house positioned close to the road. A gravel or paved drive extends along the right side to a detached garage at the rear. The adjacent non-contributing dwellings at 26732 and 26735 are visible on either side. The compact lot and close-set positioning are consistent with the denser residential development of this section of W. Huron River Drive closer to the commercial core.

Character-defining features include the compact 1-story side-gable form, front-projecting entry gable, raised concrete block foundation with wood entry steps, and narrow-lot setting.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of Sam L. Vreeland, conveyed Lot 51 to Theodore, Donald, and Alfred Kornowski in 1950. The Kornowski brothers transferred Lot 51 to John and Blanche Kornowski in 1953, during which time the existing house was constructed. John Kornowski died in 1963, and title vested in Blanche Kornowski as survivor. Portions of the lot were subsequently subdivided through a series of conveyances involving other Kornowski family members and Rial E. Simons. By 1969, Alfred M. and Hilda M. Kornowski conveyed the western portion to George H. Warner, Jr. and Ella Mae Warner, who sold to Joseph F. Schrettner by land contract in 1973. Following Schrettner's death, his estate conveyed to Andrew L. and Phyllis E. Vanderbush in 1977. The property was forfeited for delinquent 1978 taxes and ultimately conveyed to the State of Michigan in 1984.<sup>1</sup>

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

**Criterion A - Community Planning and Development:** Built c. 1953 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional dwelling represents the affordable housing tier that accommodated the expanding workforce during Flat Rock's postwar boom. The front-projecting entry gable is consistent with the cohesive group of early 1950s dwellings documented along this section of the corridor. The compact footprint and narrow lot reflect the denser residential development closer to the commercial core and industrial facilities, where lot dimensions were more constrained than on the outer reaches of the corridor. This property serves as a contributing buffer between non-contributing infill properties, helping maintain the historic continuity of the streetscape.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.



**Integrity Assessment:** Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story side-gable form with front-projecting entry gable, raised foundation, and wood entry steps remain legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations and the concrete block foundation remains. Setting is preserved along W. Huron River Drive with maintained residential character and narrow-lot spacing. Feeling and association are adequate, with the compact Minimal Traditional form conveying early 1950s residential character.

**Recommendation: CONTRIBUTING**

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1953 construction date places it within the district's period of significance during peak postwar prosperity. The Minimal Traditional form with front-projecting entry gable retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, raised foundation, and narrow-lot setting are preserved.

**References**

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0051\_002; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                            |                                       |                                                                                                                 |
|-----------------------------------------------|------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26735 W. Huron River Drive                                 |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                  |                                       |                                                                                                                 |
| County                                        | Wayne County                                               |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0050_000 Lot 51 & 52 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.101654                                             | Long: -83.296663                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1987                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Side Gabled - Steep                                                 |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                     |                                                                    |                                      |                                                                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                         | b. <input type="checkbox"/>                                        | c. <input type="checkbox"/>          | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/> | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                   |
| Not Eligible <input type="checkbox"/>                                            |                                                     |                                                                    |                                      |                                                                                                                 |
| Area(s) of Significance                                                          | N/A                                                 |                                                                    |                                      |                                                                                                                 |
| Period(s) of Significance                                                        | N/A                                                 |                                                                    |                                      |                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                     |                                                                    |                                      |                                                                                                                 |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>          |
| General Integrity:                                                               | Intact <input type="checkbox"/>                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                                        |
| Current/Common Name                                                              | 26735 W. Huron River Drive                          |                                                                    |                                      |                                                                                                                 |
| Historic/Original Owner                                                          | unknown                                             |                                                                    |                                      |                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                             |                                                                    |                                      |                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                             |                                                                    |                                      |                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                             |                                                                    |                                      |                                                                                                                 |
| Builder/Contractor                                                               | unknown                                             |                                                                    |                                      |                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1987 contemporary residence at 26735 W. Huron River Dr. in Flat Rock is a 2-story brick dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a steeply pitched side-gable roof clad in dark gray or charcoal asphalt shingles. The steep pitch creates a full second story within the roof mass, with the roofline dominating the building's profile. The 2-story massing rises above the predominantly 1-story and 1.5-story historic dwellings along the corridor.

The exterior walls are clad in red-brown brick veneer. The front facade is organized with the integrated garage at the left — a wide overhead door opening directly onto the street — and the living quarters at the right. The main entry is positioned between the garage and living sections, sheltered beneath a small portico or canopy. A vinyl double-hung window with flanking elements is positioned on the right side of the facade. An American flag is displayed near the entry. The brick/concrete block foundation is at grade.

The property sits on a modest lot with professional landscaping including decorative fieldstone boulders, ornamental shrubs, and a Japanese maple or similar ornamental tree providing a red accent. A mature deciduous tree is positioned to the left. The lot is well maintained with manicured lawn.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

This residence 26735 W. Huron River Drive was built on lot 51 & 52 in 1987.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1987 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 1987 construction date places this building twelve years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its full 2-story massing, steep roof pitch, and garage-forward facade organization are consistent with 1980s residential design and contrast with the historic district's pattern of 1-story and 1.5-story dwellings with modest or rear-placed garages. While the brick construction is a higher-quality material, the building's form, scale, and proportions distinguish it from the historic housing stock.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 1987 construction date postdates the district's period of significance (1920–1975) by twelve years. Only location integrity applies.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0050\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                               |                                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------|-------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 26755 W. Huron River Drive                                  |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                   |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0048_000 Lots 48 & 49 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.101857                                              | Long: -83.296781                      |                                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                 | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1989                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Side Gable - Steep                                                  |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Blocks                                                     |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 26755 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | Roc Younglove                                                                                                                                                                                       |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | Roc Younglove                                                                                                                                                                                       |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1989 contemporary residence at 26755 W. Huron River Dr. in Flat Rock is a 2-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a steeply pitched side-gable roof clad in dark brown asphalt shingles with a large front-facing gabled dormer projecting from the front roof slope. The steep roof pitch dominates the building's profile, with the roof mass consuming nearly as much visual volume as the wall surfaces — a proportion characteristic of late 1980s residential design influenced by neo-traditional or Cape Cod Revival trends. The dormer contains vinyl double-hung windows at the upper level.

The exterior walls are clad in light cream or pale yellow vinyl siding with white trim. The concrete block foundation is visible at the base, raised slightly above grade with a set of front stairs and metal railings leading to the main entry. A teal or blue entry door is centered on the facade beneath the dormer. Vinyl double-hung windows are positioned symmetrically on the first and second levels.

The property sits on a modest lot with a well-maintained lawn that slopes gently upward from the road. A small ornamental tree or shrub is positioned to the right of the entry. A flag or banner is displayed on the left side. A real estate-style yard sign is visible in the front lawn. No garage is present. The 2-story massing rises above the predominantly 1-story and 1.5-story historic dwellings along the corridor, creating a visual height disruption in the streetscape.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The Younglove family lived next door to an empty lot. Their son built 26755 W. Huron River Drive on lot 48 & 49 in 1987.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1989 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 1989 construction date places this building fourteen years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its full 2-story massing and steeply pitched roof are out of scale with the predominantly 1-story Ranch houses, 1-story Minimal Traditionalist, and 1.5-story Cape Cods and cottages that define the district's historic streetscape. The neo-traditional design, while borrowing loosely from earlier building forms, employs contemporary proportions and materials that distinguish it from the historic housing stock.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 1989 construction date postdates the district's period of significance (1920–1975) by fourteen years. Only location integrity applies.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0048\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 26765 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0047_000 Lots 47 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.102013                                         | Long: -83.296878                      |                                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/projection                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl "Shake" Siding                                                |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hungs                                                        |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>    | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                         |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                 | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                         |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1951–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>    | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows <input type="checkbox"/> | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Historic Name                                                                    | Younglove home                                                                                                                                                                                      |                                                         |                                         |                                                                                                                                         |
| Current/Common Name                                                              | 26765 W. Huron River Drive                                                                                                                                                                          |                                                         |                                         |                                                                                                                                         |
| Historic/Original Owner                                                          | Edward and Veronica Zajac                                                                                                                                                                           |                                                         |                                         |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional residence at 26765 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling with a front-projecting entry gable, clad in a distinctive vinyl shake siding that differentiates it from the smooth vinyl and aluminum siding found on most properties in the district. The property is part of the cohesive group of c. 1951 front-projecting gable dwellings documented along this section of the corridor.

The house exhibits a side-gable roof clad in brown asphalt shingles with a front-projecting gable at the left side of the facade. The front-projecting gable defines the entry bay, consistent with the Minimal Traditional vocabulary seen on the adjacent c. 1951 dwellings at 26875, 26945, and 26965 W. Huron River Drive. The roof pitch is moderate, and the overall profile is low and compact.

The exterior walls are clad in tan or buff-toned vinyl shake siding — a textured product that simulates wood shingle or shake cladding. While still a replacement material obscuring the original wall surface, the shake profile provides a more textured appearance than smooth vinyl siding and avoids the flat, uniform quality that characterizes most re-sided dwellings in the district. The concrete block foundation is visible at the base.

Aluminum replacement double-hung windows are positioned across the facade. The fenestration is simple and symmetrical, with windows flanking the front-projecting entry gable. The main entry is positioned within the projecting gable bay.

The property sits on a modest lot with a well-maintained lawn. A flowering redbud tree is positioned in the front yard to the left, providing a seasonal color accent. An asphalt or gravel driveway extends along the right side to a detached garage at the rear. Decorative lawn ornaments are visible near the front of the house. The adjacent dwelling to the left appears to be a 1.5-story vernacular or Minimal Traditional property, and the two houses together maintain the historic residential scale of the corridor.

Character-defining features include the 1-story side-gable form, front-projecting entry gable, compact Minimal Traditional footprint, and relationship to the cohesive group of c. 1951 front-gable dwellings along the corridor.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland conveyed Lots 46 and **47** to Stephina Zajac by Warranty Deed, dated March 20, 1944, recorded July 21, 1944.<sup>1</sup>

Stephina Zajac conveyed Lot 47 to Eugene Zajac, a single man, by Warranty Deed on August 18, 1947, recorded September 2, 1947.<sup>2</sup>

Eugene Zajac, a single man, conveyed Lot **47** to Edward Zajac, a married man, by Warranty Deed on January 18, 1951, recorded January 23, 1951. Building restrictions applied.<sup>3</sup>

Edward Zajac and Veronica Zajac, his wife, conveyed Lots 46 and **47** to Thomas Niemczewski and Michalina Niemczewski, his wife, by Warranty Deed on July 30, 1951, recorded August 1, 1951.<sup>4</sup>

Thomas Niemczewski and Michalina Niemczewski, his wife, conveyed Lots 46 and **47** to Fred Berakovich and Helen Berakovich, his wife, by Warranty Deed on June 25, 1956, recorded August 7, 1956.<sup>5</sup>

Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, his wife, took out a mortgage from the State Savings Bank of Carleton in the amount of \$12,500 on June 25, 1956, recorded August 7, 1956, on Lots 46, **47**, 48, and 49 and other lands.<sup>6</sup>

Fred Berakovich, also known as Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a mortgage from Wyandotte Chemicals Employees Credit Union in the amount of \$12,000 on February 23, 1957 [likely to finance multiple lots], recorded February 25, 1957, on Lots 46 through 49 inclusive.<sup>7</sup>

Fred Berakovich and Helen Berakovich, his wife, conveyed Lots 46 and **47** to Fred Berakovich and Helen Berakovich, his wife, and Karl Berakovich, their son, with full rights of survivorship, by Warranty Deed on June 6, 1965, recorded June 15, 1965.<sup>8</sup>

Karl Berakovich, a single man, conveyed Lot **47** to Fred Berakovich and Helen Berakovich, his wife, with full rights of survivorship, by Quit Claim Deed for \$1.00 on December 26, 1969, recorded December 29, 1969.<sup>9</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional dwelling is part of a cohesive group of c. 1951 front-projecting gable houses along this section of W. Huron River Drive — including 26875, 26945, and 26965. This concentration of similar-date, similar-form dwellings documents speculative builder development that produced multiple houses of coordinated design along the corridor, a characteristic pattern of postwar suburban growth sustained by industrial prosperity. The property represents the affordable housing tier that accommodated the expanding workforce during Flat Rock's postwar boom.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story side-gable form with front-projecting entry gable remains clearly legible and consistent with the adjacent c. 1951 dwellings. Materials integrity has been diminished by vinyl shake siding and replacement windows, though these are reversible alterations and the concrete block foundation remains.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-6, entry for Vreeland to Zajac, 21 July 1944; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemil/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-9.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-11.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

Setting is preserved along W. Huron River Drive with maintained residential character and relationship to adjacent historic dwellings. Feeling and association are adequate, with the Minimal Traditional form and front-projecting gable conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The Minimal Traditional form with front-projecting entry gable retains its essential design character and reinforces the cohesive group of c. 1951 dwellings along this section of the corridor. While vinyl shake siding and replacement windows diminish materials integrity, the original form and site relationship are preserved.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_092\_02\_0047\_000; citing records held by the City of Flat Rock.

# 26675Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location



|                                                           |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26775 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0046_000 Lots 46 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.102108                                         |                                       | Long: -83.296055                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1963                                                                |
| Architectural Style     | Ranch/ Mid Century Modern                                           |
| Building Form           | Single-story rectilinear                                            |
| Roof Form               | Low-pitched front gabled roof                                       |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Brick veneer with wood trim                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum frames                                                     |
| Window Type             | Sliding windows                                                     |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Attached garage                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                              |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                              |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                              |
| Area(s) of Significance                                                          | Social History, Community Planning and Development                                                                                                                                                  |                                                         |                                                 |                                                                                                                              |
| Period(s) of Significance                                                        | 1963-1975 (Late Period of Significance - Final Suburban Development Phase)                                                                                                                          |                                                         |                                                 |                                                                                                                              |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                              |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                     |
| Current/Common Name                                                              | 26775 W. Huron River Drive                                                                                                                                                                          |                                                         |                                                 |                                                                                                                              |
| Historic/Original Owner                                                          | Fred & Helen Berakovich                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |
| Historic Building Use                                                            | Single-family residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |
| Current Building Use                                                             | Single-family residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                              |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1963 Ranch residence at 26775 W. Huron River Dr. in Flat Rock is a 1-story brick dwelling with a low-pitch front-gable roof and integrated garage, retaining excellent integrity with original brick construction and aluminum windows. The front-gable orientation is a less common variant within the district's Ranch housing stock, where side-gable and hip roof forms predominate.

The house exhibits a compact footprint oriented with the gable end facing the street, creating a deep plan on a narrow lot. The low-pitch front-gable roof is clad in brown asphalt shingles with moderate overhanging eaves. A brick chimney rises from the right side of the roof. A secondary brick chimney or flue is visible at the rear.

The exterior walls are clad entirely in red-brown brick veneer laid in a running bond pattern. The brick is continuous across the dwelling and garage sections, creating a unified masonry facade. The front facade is divided into two sections: the living quarters at the left and the integrated garage at the right, connected by a recessed entry bay between them. The entry is sheltered beneath a front-projecting gable extension with white-painted trim that provides a covered transition between the dwelling and garage sections.

Aluminum sliding windows — original to the building — are positioned on the front and side elevations with simple surrounds. The retention of original aluminum windows is a notable surviving element within the district. The brick/concrete foundation is continuous with the masonry walls.

The property sits on a narrow lot characteristic of the denser residential development closer to the W. Huron River Drive core. A concrete driveway extends along the left side to the integrated garage. The front yard is maintained with lawn, a concrete walkway leading to the entry, and low ornamental shrubs. A decorative wagon wheel and various personal items are visible near the entry. Mature deciduous trees provide canopy behind the house. The narrow lot and close proximity to neighboring dwellings reflect the tighter lot spacing of this section of the corridor compared to the more generous lots farther from the industrial core.

Character-defining features include the low-pitch front-gable Ranch form, red-brown brick veneer throughout, original aluminum sliding windows, brick chimneys, recessed entry bay between dwelling and garage, integrated garage, and narrow-lot setting.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Edward Zajac and Veronica Zajac, his wife, conveyed Lots **46** and 47 to Thomas Niemczewski and Michalina Niemczewski, his wife, by Warranty Deed on July 30, 1951, recorded August 1, 1951.<sup>1</sup>

Thomas Niemczewski and Michalina Niemczewski, his wife, conveyed Lots **46** and 47 to Fred Berakovich and Helen Berakovich, his wife, by Warranty Deed on June 25, 1956, recorded August 7, 1956.<sup>2</sup>

Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, his wife, took out a mortgage from the State Savings Bank of Carleton in the amount of \$12,500 on June 25, 1956, recorded August 7, 1956, on Lots **46**, 47, 48, and 49 and other lands.<sup>3</sup>

Fred Berakovich, also known as Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a mortgage from Wyandotte Chemicals Employees Credit Union in the amount of \$12,000 on February 23, 1957 [likely to finance multiple lots], recorded February 25, 1957, on Lots **46** through 49 inclusive.<sup>4</sup>

Fred Berakovich, also known as Fred B. Berakovich, Frederick Engeles Berakovich, Fred Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a mortgage from Peoples Bank in the amount of \$28,500 on October 7, 1963, [likely to build residence] recorded October 10, 1963, on Lots **46**, 48, and 49 and other lands.<sup>5</sup>

Fred Berakovich, also known as Fred B. Berakovich, also known as Frederick Engeles Berakovich, also known as Fred Berakovich, and Helen Berakovich, also known as Helen Berakovich, individually and as husband and wife, took out a second mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$28,872.06 on May 6, 1964, recorded May 11, 1964, on Lots **46**, 48, and 49 and other lands.<sup>6</sup>

Fred Berakovich and Helen Berakovich, his wife, conveyed Lots **46** and 47 to Fred Berakovich and Helen Berakovich, his wife, and Karl Berakovich, their son, with full rights of survivorship, by Warranty Deed on June 6, 1965, recorded June 15, 1965.<sup>7</sup>

Peoples Bank, Trenton, Michigan, assigned the mortgage to the National Bank of Detroit, a National Banking Association, by Assignment of Value on March 31, 1966, recorded April 8, 1966, covering Lots **46**, 48, and 49 and other lands; the assignment referenced the mortgage recorded in Liber 15338, Page 920.<sup>8</sup>

Fred Berskovich, Guardian of Karl Berakovich, a minor, conveyed an interest (described as one-third) in **Lot 46** to Charles Ballard Finley and Virginia Charlene Finley, husband and wife, by Guardian's Deed for \$7,167 on July 22, 1966, recorded August 2, 1966.<sup>9</sup>

Fred Berakovich and Helen Berakovich, his wife, conveyed **Lot 46** to Charles Ballard Finley and Virginia Charlene Finley, husband and wife, by Warranty Deed on July 22, 1966, recorded August 2, 1966.<sup>10</sup>

The Probate File of the Estate of Karl Berakovich, a Minor, was filed July 21, 1966; the inventory filed recited a one-third interest in **Lot 46**.<sup>11</sup>

Charles Ballard Finley and Virginia Charlene Finley, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, in the amount of \$13,000 on December 2, 1967, recorded December 6, 1967, on **Lot 46**.<sup>12</sup>

Charles Ballard Finley and Virginia Charlene Finley, his wife, conveyed the southeasterly 2 feet of **Lot 46** to Fred Berakovich and Helen Berakovich, his wife, and Karl Berakovich, their son, with rights of survivorship, by Warranty Deed for \$250 on June 10, 1968, recorded July 10, 1968.<sup>13</sup>

Charles Ballard Finley and Virginia Charlene Finley, his wife, conveyed **Lot 46** (except the southwesterly 2 feet) to Mary E. Holmes and Margaret Gallop, as joint tenants with right of survivorship, by Warranty Deed for \$28,000 on March 27, 1973, recorded April 5, 1973.<sup>14</sup>

Mary E. Holmes and Margaret Gallop, joint tenants with right of survivorship, conveyed **Lot 46** (except the southeasterly 2 feet) to Herbert W. Billing and Erma R. Billing, his wife, by Warranty Deed for \$43,000 on June 20, 1979, recorded June 22, 1979.<sup>15</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20, entry for Zajac to Niemczewski, 1 Aug 1951; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-20.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-21.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-22.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; pg. 6A-4-22.



### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1963 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1963 during the later years of the Village Industries period, this brick Ranch demonstrates continued quality residential development along the W. Huron River Drive corridor. The front-gable orientation represents an efficient response to the narrower lots available in this section of the corridor, maximizing interior depth within a constrained width — a practical adaptation that documents the relationship between lot dimensions and house form in the district's residential development. The full brick construction reflects the quality of housing sustained by industrial prosperity during this period.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the low-pitch front-gable form, integrated garage, recessed entry bay, and brick chimneys remain as originally constructed. Materials integrity is excellent, with original red-brown brick veneer and original aluminum sliding windows preserved. Workmanship is evident in the quality brick masonry and chimney construction. Setting is preserved on the narrow lot with maintained residential character and proximity to neighboring dwellings. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's early 1960s residential development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1963 construction date places it within the later phase of the district's period of significance. The front-gable brick Ranch with integrated garage represents quality residential construction with excellent integrity across all seven aspects. Original brick veneer, aluminum sliding windows, and intact Ranch form make it a well-preserved representative of early 1960s residential development.

### References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0046\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26787 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0045_000 Lots 45 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.102200                                         | Long: -83.297184                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |

(Insert primary photograph below.)



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1967                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Garage Integrated                                                   |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1967–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 26787 W. Huron River Drive                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Charles B. and Virginia C. Finley / Kenneth and Mary Glover                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1967 Ranch residence at 26787 W. Huron River Dr. in Flat Rock is a 1-story brick veneer dwelling with a low-pitch hip roof and integrated garage, retaining excellent integrity with original brick construction, aluminum windows, and intact Ranch form. The property represents premium residential construction during the later years of the district's period of significance and is among the highest-integrity properties documented along the corridor.

The house exhibits an extended footprint with a low-pitch hip roof clad in gray asphalt shingles with broad overhanging eaves and white aluminum fascia and gutters. The low roofline and wide eave overhangs create the strong horizontal emphasis that defines mature mid-1960s Ranch design. A brick chimney rises from the left (west) side of the roof, matching the wall material.

The exterior walls are clad entirely in light-toned brick veneer — a cream or buff-colored brick in a running bond pattern. The brick veneer is continuous across the dwelling and garage sections, creating a unified masonry facade of higher quality than the frame construction typical of the district. The brick construction represents the premium end of residential building in the community, reflecting the economic prosperity sustained by Ford's Village Industries and related enterprises.

The front facade is organized horizontally with a covered entry porch at the left side, recessed beneath the main roof overhang and supported by a decorative iron post or column. A concrete stoop with metal railings provides access. The entry porch shelters a seating area. Aluminum sliding windows — original to the building — are positioned across the facade with dark-toned frames. The original aluminum windows are a significant surviving element; most comparable properties in the district have received replacement windows. A decorative iron lamp post is positioned in the front yard near the driveway.

The integrated single-car garage is positioned at the right side of the facade with a white overhead door set within the brick veneer walls. The garage is fully integrated into the house form under the continuous hip roof, a seamless design approach characteristic of mid-1960s Ranch planning. The concrete driveway extends from the street to the garage.

The property sits on a modest lot with maintained lawn and mature hedgerow plantings along the right side foundation. A large mature shade tree provides canopy. The residential setting is consistent with the postwar section of W. Huron River Drive.

Character-defining features include the low-pitch hip roof with broad eaves, light-toned brick veneer throughout, brick chimney, original aluminum sliding windows, covered entry porch with iron detailing, integrated garage, decorative iron lamp post, and horizontal Ranch form.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

John Vojcsik and Elizabeth Vojcsik, his wife, conveyed Lot 45 to Regina Swisko by Warranty Deed on September 17, 1966, recorded September 21, 1966.<sup>1</sup>

Regina Swisko conveyed Lot 45 to Lloyd A. Martin and Winifred B. Martin, his wife, by Quit Claim Deed on September 20, 1966, recorded September 29, 1966.<sup>2</sup>

Lloyd A. Martin and Winifred B. Martin, his wife, conveyed Lot 45 to Charles B. Finley and Virginia C. Finley, his wife, by Warranty Deed on October 13, 1966, recorded October 18, 1966.<sup>3</sup>

Charles B. Finley and Virginia C. Finley, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$8,000 on April 12, 1968, recorded April 19, 1968.<sup>4</sup>

Kenneth Glover and Mary Glover, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, in the amount of \$14,000 on April 8, 1972, recorded May 3, 1972, on Lot 45.<sup>5</sup>

Charles B. Finley and Virginia C. Finley, his wife, conveyed Lot 45 to Kenneth Glover and Mary Glover, his wife, by Warranty Deed for \$30,000 on April 28, 1972, recorded May 17, 1972.<sup>6</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1967 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1967 during the later years of the Village Industries period, this brick veneer Ranch represents the highest-quality residential construction documented along the W. Huron River Drive corridor. The full brick veneer exterior — rather than the more common aluminum or vinyl siding — reflects the premium tier of housing achieved by the community's most prosperous residents during the postwar decades. The integrated garage, low hip roof with broad eaves, and horizontal emphasis are hallmarks of mature mid-1960s Ranch design, demonstrating how residential construction in Flat Rock kept pace with national suburban design trends.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original W. Huron River Drive site. Design integrity is excellent — the low-pitch hip roof with broad eaves, extended horizontal form, integrated garage, covered entry porch, and brick chimney remain as originally constructed. Materials integrity is excellent, with original brick veneer, original aluminum sliding windows, brick chimney, iron porch detailing, and decorative iron lamp post all preserved. The retention of original aluminum windows is particularly notable within the district, where most properties have received replacement windows. Workmanship is evident in the quality brick masonry and chimney construction. Setting is preserved along W. Huron River Drive with maintained residential character. Feeling and association are strong, with the brick Ranch form conveying the quality of Flat Rock's mid-1960s residential development.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1967 construction date places it within the later phase of the district's period of significance. The brick veneer Ranch with integrated garage represents premium residential construction with excellent integrity across all seven aspects. Original brick veneer, aluminum sliding windows, brick chimney, iron porch detailing, and intact Ranch form make it one of the best-preserved properties documented along the W. Huron River Drive corridor.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0045\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                              |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|--------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | 26845 W. Huron River Drive                                   |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                    |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                 |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_02_0136_300 Lot 136 & 137 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.1028899                                              | Long: -83.2978088                     |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                  | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1962                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped w/projection                                                 |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Picture Bay & Double Hung                                           |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |

## Eligibility

|                                                                                  |                                                                |                                                         |                                      |                                             |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|---------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>        |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>          | d. <input type="checkbox"/>                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District               |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                      |                                             |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                      |                                             |
| Period(s) of Significance                                                        | c. 1962–1975 (within district's Late Period, 1922–1975)        |                                                         |                                      |                                             |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                      |                                             |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> |
| Feeling <input checked="" type="checkbox"/>                                      | Association <input checked="" type="checkbox"/>                |                                                         |                                      |                                             |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/>              |
| Date(s):                                                                         |                                                                |                                                         |                                      |                                             |
| Current/Common Name                                                              | 26845 W. Huron River Drive                                     |                                                         |                                      |                                             |
| Historic/Original Owner                                                          | Arthur E. and Helen M. Hall                                    |                                                         |                                      |                                             |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                      |                                             |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                      |                                             |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                      |                                             |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                      |                                             |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |  |
|-------------------|--------------------------|-------|--|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |  |
|-------------------|--------------------------|-------|--|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This c. 1962 Ranch residence at 26845 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling with a hip roof and front porch, representing residential construction during the later years of the district's period of significance. The hip roof form — the second documented in the survey after the pyramidal hip at 27178 — adds to the architectural variety within the district's predominantly gable-roofed housing stock.

The house exhibits a low-to-moderate pitch hip roof clad in dark gray or charcoal asphalt shingles. The hip form creates even eave lines on all elevations, contributing to the horizontal emphasis characteristic of Ranch design. A small covered front porch projects from the right side of the facade, supported by a simple post and sheltering the main entry with metal railings at the steps. The porch roof is an extension of the main hip roof plane.

The exterior walls are clad entirely in light cream or pale yellow vinyl siding. The concrete block foundation is visible at the base. The front facade features a vinyl replacement bay window — a projecting picture window with angled side panes — positioned at the left side of the facade. The bay window serves as the primary glazing element and provides generous light to the main living area. Additional vinyl replacement double-hung windows are positioned across the facade. The fenestration is simple and functional.

The property sits on a modest lot with a well-maintained lawn. A paved driveway extends along the right side to a detached garage at the rear. Low ornamental shrubs are planted along the foundation near the entry. The residential setting is consistent with the postwar section of the corridor. The property is flanked by the large non-contributing 2004 dwelling at 26855 to the right and additional historic properties to the left, providing a return to the district's historic scale after the cluster of non-contributing infill.

Character-defining features include the 1-story hip-roofed Ranch form, low horizontal profile, front porch, bay window, and compact residential footprint.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Charles Matziuk, a single man, conveyed Lot 136 and the northwesterly 10 feet of Lot 137 and other lands to Arthur E. Hall and Helen M. Hall, his wife, by Warranty Deed on August 30, 1962, recorded September 13, 1962.<sup>1</sup>

Arthur E. Hall and Helen M. Hall, his wife, took out a mortgage from the National Bank of Detroit, a National Banking Association, in the amount of \$3,000 [to build residence] on September 12, 1962, recorded September 13, 1962, on Lot 136 and the northwesterly 10 feet of Lot 137 and other lands; this mortgage was later discharged.<sup>2</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This c. 1962 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1962 during the later years of the Village Industries period, this Ranch dwelling represents continued residential development along the W. Huron River Drive corridor sustained by industrial prosperity. The hip roof form distinguishes it from the gable-roofed dwellings that predominate in the district, adding architectural diversity to the housing stock. The compact 1-story form and modest scale are consistent with the working-class residential character that defines the district. The bay window, while likely a later replacement, occupies the position of an original picture window — a standard Ranch-era feature providing generous glazing to the main living area.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1-story hip-roofed Ranch form, low horizontal profile, and front porch remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows including the bay window, though these are reversible alterations and the concrete block foundation remains. Setting is preserved along W. Huron River Drive with

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.



maintained residential character. Feeling and association are adequate, with the Ranch form and modest scale conveying early 1960s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1962 construction date places it within the later phase of the district's period of significance. The hip-roofed Ranch form retains its essential design character despite vinyl siding and replacement windows. The property provides an important return to historic scale along the corridor after the cluster of non-contributing infill dwellings to the east.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software

<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0136\_300; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                              |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26855 W. Huron River Drive                                   |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                    |                                       |                                                                                                                 |
| County                                        | Wayne County                                                 |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0134_300 Lot 134 & 135 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103050                                               | Long: -83.298023                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                  | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 2004                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Complex gabled                                                      |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Picture/Sliding                                                     |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                           |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/>                                                                                                             |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                       |
| Current/Common Name                                                              | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Historic/Original Owner                                                          | unknown                                                                                                                                                                                             |                                                                                                                                                                                |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 2004 contemporary residence at 26855 W. Huron River Dr. in Flat Rock is a 1.5-story brick dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance. The house is substantially larger in scale and footprint than the historic dwellings along the corridor.

The house exhibits a complex roof system with multiple intersecting front-facing gables clad in dark brown or charcoal asphalt shingles. The roofline features at least three front-projecting gable planes at varying heights, creating a layered facade composition characteristic of early 2000s builder-grade residential design. A prominent double-car garage projects forward of the living quarters at the right side, with two wide overhead doors dominating the street-facing elevation.

The exterior walls are clad entirely in brown or tan brick veneer — a higher-quality material than the vinyl siding on most neighboring historic dwellings. Arched window openings with vinyl picture windows and arched transoms are positioned within the front gable faces, lending a vaguely Romanesque or Mediterranean-influenced decorative accent. Additional vinyl windows are placed across the facade. The concrete foundation is at grade.

The property occupies a generous corner or wide lot with manicured lawn, ornamental boxwood or evergreen hedge plantings along the foundation, and young ornamental trees in the front yard. A concrete driveway extends to the front-projecting garage. The scale, setback, and material quality of this dwelling distinguish it from the modest historic houses along the corridor.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26855 W. Huron River Drive was built in 2004, thus it is outside of our period of significance.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 2004 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 2004 construction date places this building twenty-nine years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its scale, complex roofline, arched window openings, and garage-dominant facade represent early 2000s residential design conventions that contrast sharply with the modest Minimal Traditional, Ranch, Cape Cod, and vernacular dwellings that define the district's historic character. The building's substantially larger footprint and higher material quality further distinguish it from the historic housing stock, reflecting contemporary construction standards rather than the working-class residential patterns of the Village Industries period.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 2004 construction date postdates the district's period of significance (1920–1975) by twenty-nine years. Only location integrity applies.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0134\_300; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                              |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26875 W. Huron River Drive                                   |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                    |                                       |                                                                                                                 |
| County                                        | Wayne County                                                 |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0132_302 Lot 132 & 133 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103251                                               | Long: -83.298207                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>                  | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Minimal Traditional/Ranch                                           |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/front proj.                                            |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl/Aluminum                                                      |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Garage (via breezeway)                                              |

## Eligibility

|                                                                                                                                                                                |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                                                                                                                          | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                                                                                                                       | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                                                                                                               | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                                                                                                                          | Historic District Name: Flat Rock Historical District                                                                                                                                               |                                                                                                                                                                                                                 |
| Area(s) of Significance: Community Planning and Development; Industry                                                                                                          |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Period(s) of Significance: c. 1951–1975 (within district's Late Period, 1920–1975)                                                                                             |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects?                                                                                               |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                                                                                                                   | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity: Intact <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s): |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Current/Common Name: 26875 W. Huron River Drive                                                                                                                                |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Historic/Original Owner: Frank & Colleen Rutkowski                                                                                                                             |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Historic Building Use: Single Family Residence                                                                                                                                 |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Current Building Use: Single Family Residence                                                                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer: unknown                                                                                                                                           |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Builder/Contractor: George Van Riper (likely)                                                                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional / Early Ranch residence at 26875 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-projecting entry gable and breezeway-attached garage, representing postwar residential construction during the peak prosperity years of the Village Industries period. The property is one of several c. 1951 dwellings with front-projecting gable configurations along this section of the corridor, suggesting coordinated builder development.

The house exhibits a side-gable roof clad in dark gray or charcoal asphalt shingles with a front-projecting gable at the left side of the facade. The main roof pitch is moderate, creating usable space in the upper half-story. The front-projecting gable defines the entry bay, with the main door positioned beneath its overhang. The gable face features a window at the upper level, providing light to the half-story.

The exterior walls are clad entirely in white or light cream vinyl siding. The concrete block foundation is visible at the base. The front facade to the right of the projecting gable features a vinyl replacement picture window — a large fixed pane providing generous light to the main living area. Additional vinyl replacement double-hung windows are positioned across the facade. The fenestration is simple and functional, with the picture window serving as the primary glazing element.

A breezeway extends from the right side of the dwelling to connect with an attached garage, creating a continuous roofline from house through breezeway to garage. The garage is clad in matching white vinyl siding with a single overhead door. The breezeway-garage configuration is consistent with mid-century residential improvement patterns documented on multiple properties in the district, though in this case the connection may be original to the 1951 construction.

The property sits on a well-maintained lot with a manicured lawn that slopes gently upward from the road. A flowering weeping cherry or ornamental tree is positioned in the left front yard, and mature deciduous trees frame the property. Low ornamental shrubs are planted along the foundation. The residential setting is consistent with the postwar section of W. Huron River Drive, with neighboring dwellings visible on both sides.

Character-defining features include the 1.5-story side-gable form, front-projecting entry gable with upper window, picture window on the main facade, breezeway-attached garage, and well-maintained residential setting.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Grace Y. Vreeland, survivor of her husband Sam L. Vreeland, conveyed Lot 132 and other lands to George W. Van Riper and Mamie H. Van Riper, his wife, as tenants by the entireties, by Warranty Deed on December 28, 1951, recorded January 21, 1952.<sup>1</sup>

Mamie H. Van Riper conveyed Lot 132 to Frank W. Rutkowski and Colleen Rutkowski, his wife, by Warranty Deed on June 3, 1964, recorded June 11, 1964.<sup>2</sup>

“Colleen Rutkowski, Frank’s wife was related to the Bunte family who built the Huron Valley Cemetery and he worked there.”<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property’s eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER’S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional / Early Ranch dwelling represents the postwar residential construction boom along the W. Huron River Drive corridor. The front-projecting entry gable places it within the Minimal Traditional vocabulary, while the picture window and breezeway-garage connection reflect the emerging Ranch-era amenities of the early 1950s. Together with the adjacent c. 1951 dwellings at 26945 and 26965 W. Huron River Drive — all exhibiting front-projecting gable configurations — this property likely represents speculative builder development that produced a cohesive group of similar houses along the corridor, a characteristic pattern of postwar suburban growth sustained by industrial prosperity.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with front-projecting entry gable, picture window, and breezeway-attached garage remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations and the concrete block foundation remains. Setting is well preserved with maintained residential character, ornamental landscaping, and relationship to adjacent c. 1951 dwellings. Feeling and association are strong, with the transitional Minimal Traditional / Early Ranch form and breezeway-garage configuration conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The 1.5-story Minimal Traditional / Early Ranch form with front-projecting entry gable, picture window, and breezeway-attached garage retains strong design integrity. While vinyl siding and replacement windows diminish materials integrity, the original form and site relationship are preserved. The property forms part of a cohesive group of c. 1951 front-gable dwellings along this section of the corridor.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0132\_302; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                              |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 26891 W. Huron River Drive                                   |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                                    |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                                 |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0131_301 Lot 131 & 132 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103401                                               |                                       | Long: -83.298341                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>                  | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 2001                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled w/ projection                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/>                                   | Moved <input type="checkbox"/>       | Date(s):                                                                                               |
| Current/Common Name                                                              | 26891 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |              |             |                         |                 |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|
| Survey Date | 223 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|--------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 2001 contemporary residence at 26891 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a side-gable roof clad in dark gray asphalt shingles with a prominent front-projecting garage gable that dominates the street-facing facade. The attached two-car garage with a wide overhead door projects forward of the living quarters, making the garage the primary visual element from the road — a hallmark of late 20th- and early 21st-century subdivision-style residential design that contrasts sharply with the historic district's pattern of detached rear garages, breezeway connections, or modest integrated garage bays.

The exterior walls are clad in tan or beige vinyl siding. The concrete foundation is at grade. The living quarters are set back behind the garage projection, with a small covered entry porch accessed by concrete steps with a metal railing. A vinyl picture window flanked by double-hung sidelights is positioned on the living area facade to the left of the entry. The fenestration and entry treatment are consistent with early 2000s builder-grade residential construction.

The property sits on a modest lot with a concrete driveway leading to the front-projecting garage. The front yard is maintained with lawn. A real estate sign is visible near the road. A mature tree is positioned to the right rear of the property.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26891 W. Huron River Drive was built in 2001, thus is outside of our period of significance.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 2001 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 2001 construction date places this building twenty-six years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. The garage-dominant facade — with the two-car garage projecting forward of the living quarters — represents a fundamentally different approach to residential design than the historic dwellings in the district, where garages were typically detached, rear-placed, or modestly integrated. This design inversion, prioritizing automobile storage over the dwelling's street presence, is characteristic of late 20th-century suburban development and visually disrupts the historic streetscape pattern.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 2001 construction date postdates the district's period of significance (1920–1975) by twenty-six years. Only location integrity applies.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0131\_301; citing records held by the City of Flat Rock.

## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26925 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0130_000 Lot 130 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103535                                         | Long: -83.298483                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

### Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



### Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1987                                                                |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/projection                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

### Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                               | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                   |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                    |                                      |                                                                                                        |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                          |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                    |                                      |                                                                                                        |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/>                                 | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input type="checkbox"/>                                    | Altered <input type="checkbox"/>     | Moved <input type="checkbox"/> Date(s):                                                                |
| Current/Common Name                                                              | 26925 W. Huron River Drive                                                                                                                                                                          |                                                                    |                                      |                                                                                                        |
| Historic/Original Owner                                                          | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Historic Building Use                                                            | N/A                                                                                                                                                                                                 |                                                                    |                                      |                                                                                                        |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                    |                                      |                                                                                                        |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 24 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1987 contemporary residence at 26925 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a steeply pitched side-gable roof clad in dark green or black asphalt shingles with a front-facing gabled dormer projecting from the front roof slope. The dormer contains a vinyl double-hung window. The steep pitch and dormer configuration give the house a taller, more vertical profile than the historic dwellings along the corridor. A decorative half-timbered or board-and-batten treatment is visible in the upper gable face, lending a vaguely Tudor or Craftsman-inspired accent.

The exterior walls are clad in olive or dark tan vinyl siding. A fieldstone or rubblestone wainscot extends across the lower portion of the front facade and wraps around a low retaining wall flanking the front walkway — a decorative rustic element consistent with 1980s residential construction. The concrete foundation is at grade. Vinyl double-hung windows are positioned across the facade.

A full-width front porch extends across the facade with wood posts and railings, providing a sheltered entry area. Wood steps lead up from grade. The porch treatment, while reminiscent of traditional forms, employs contemporary materials and proportions. A large mature shade tree anchors the left side of the property. The front yard slopes gently upward from the road. A detached garage is positioned to the rear. The adjacent dwelling at 26935 (also non-contributing, c. 2000) is visible to the right.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Records indicate this residence was built in 1987, outside of the period of significance.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1987 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1922–1975).

Non-Contributing Rationale: The c. 1987 construction date places this building twelve years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its contemporary design — including the fieldstone wainscot, decorative gable treatment, and overall material palette — is consistent with 1980s residential construction and bears no relationship to the historic building patterns of the district. Together with the adjacent 26935 (c. 2000), this property forms a cluster of two non-contributing infill dwellings between the historic houses at 26945 (c. 1951) and properties farther west.

Recommendation: NON-CONTRIBUTING

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.

The c. 1987 construction date postdates the district's period of significance (1922–1975) by twelve years. Only location integrity applies.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0130\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26935 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0129_000 Lot 129 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103657                                         | Long: -83.298581                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 2000 new construction                                               |
| Architectural Style     | Contemporary                                                        |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Complex                                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

## Eligibility

|                                                                                  |                                                                                     |                                                                                                                                                                                |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                | Criterion B <input type="checkbox"/>                                                                                                                                           |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> |                                                                                                                                                                                |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                 | Non-contributing to a district <input checked="" type="checkbox"/>                                                                                                             |
| Not Eligible <input type="checkbox"/>                                            |                                                                                     |                                                                                                                                                                                |
| Area(s) of Significance                                                          | N/A                                                                                 |                                                                                                                                                                                |
| Period(s) of Significance                                                        | N/A                                                                                 |                                                                                                                                                                                |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                     |                                                                                                                                                                                |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                     | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                     | Altered <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                       |
| Current/Common Name                                                              | 26935 W. Huron River Drive                                                          |                                                                                                                                                                                |
| Historic/Original Owner                                                          | N/A                                                                                 |                                                                                                                                                                                |
| Historic Building Use                                                            | N/A                                                                                 |                                                                                                                                                                                |
| Current Building Use                                                             | Single Family Residence                                                             |                                                                                                                                                                                |
| Architect/Engineer/Designer                                                      | unknown                                                                             |                                                                                                                                                                                |
| Builder/Contractor                                                               | unknown                                                                             |                                                                                                                                                                                |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 2000 contemporary residence at 26935 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling of recent construction that falls within the boundaries of the proposed Flat Rock Historical District but postdates the period of significance.

The house exhibits a side-gable roof clad in brown or taupe asphalt shingles with a front-facing shed dormer projecting from the front roof slope, providing light and headroom to the upper half-story. The dormer contains vinyl sliding windows. The exterior walls are clad in tan or taupe vinyl siding with darker brown trim at corners, windows, and fascia. A two-tone color scheme distinguishes the upper and lower wall sections. The concrete foundation is at grade.

The front facade features a slightly projecting entry bay with a covered porch supported by a simple post. A red bench or seating element is positioned on the porch. Vinyl sliding windows are placed across the facade. The fenestration, siding profiles, and trim detailing are consistent with late 1990s / early 2000s residential construction.

The property sits on a well-maintained lot with manicured lawn, professional landscaping including ornamental boxwood plantings with river stone mulch borders, and a flowering ornamental tree (Japanese maple or similar) in the front yard. A detached garage is positioned to the rear. The adjacent dwelling at 26945 (c. 1951, blue vinyl siding) is visible to the right.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The residence at 26935 was built in 2000, and is not a contributing historical resource.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 2000 property is recommended as Non-Contributing to the Flat Rock Historical District because its construction date postdates the district's period of significance (1920–1975).

Non-Contributing Rationale: The c. 2000 construction date places this building twenty-five years after the close of the district's period of significance. The dwelling was not present during the historic period and therefore cannot contribute to the district's significance under any criterion. Its contemporary design, materials, and detailing are consistent with turn-of-the-millennium residential construction and bear no relationship to the historic building patterns of the district. The property may represent infill construction on a previously vacant lot or replacement of an earlier dwelling.

This property is recommended as **NON-CONTRIBUTING** to the Flat Rock Historical District.

The c. 2000 construction date postdates the district's period of significance (1920–1975) by twenty-five years. Only location integrity applies.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0129\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26945 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0128_000 Lot 128 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103782                                         | Long: -83.298880                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                           |                                           |
|---------------------------------------------------------------------------|-------------------------------------------|
| <b>Building</b> <input checked="" type="checkbox"/> select sub-type below | <b>Structure</b> <input type="checkbox"/> |
| <b>Commercial</b> <input type="checkbox"/>                                | <b>Object</b> <input type="checkbox"/>    |
| <b>Residential</b> <input checked="" type="checkbox"/>                    |                                           |
| <b>Industrial</b> <input type="checkbox"/>                                |                                           |
| <b>Other</b> <input type="checkbox"/>                                     |                                           |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gable w/projection                                             |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Vinyl                                                               |
| Window Type             | Sliding/Double Hung                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage                                                              |

## Eligibility

|                                                                                  |                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                                     |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1951–1975 (within district's Late Period, 1920–1975)                             |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                     |
| Current/Common Name                                                              | 26945 W. Huron River Drive                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Ambrose and Mary Kovacek                                                            |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                                                             |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                                                             |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | unknown                                                                             |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional residence at 26945 W. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a front-projecting entry gable, representing postwar residential construction during the peak prosperity years of the Village Industries period. The 1.5-story form provides more living space than the 1-story examples in the district while maintaining the compact footprint characteristic of Minimal Traditional design.

The house exhibits a steeply pitched side-gable roof clad in gray asphalt shingles with a prominent front-projecting gable at the left side of the facade. The steep pitch creates usable space in the upper half-story. A small gabled dormer or vent is visible at the ridge near the center of the roof. The front-projecting gable contains the main entry, sheltered beneath the gable overhang, and a window at the upper level within the gable face.

The exterior walls are clad entirely in dark blue vinyl siding — a distinctive color choice that sets this property apart from the predominantly white, tan, and gray dwellings along the corridor. The concrete foundation is visible at the base. Vinyl replacement windows include both sliding and double-hung types positioned across the facade. The front-projecting gable section features windows at both the first and upper levels. The main facade to the right of the projection has windows at the first-floor level.

A detached single-car garage with white vinyl or aluminum siding is positioned to the rear-right of the house, accessed by a wide asphalt driveway that extends along the right side of the property. The driveway provides ample parking area between the house and garage. The front yard is maintained with lawn and a small ornamental tree or shrub to the left. The property sits adjacent to the corner lot at 26965 W. Huron River Drive, and the two houses together form a pair of c. 1951 dwellings with similar front-projecting gable configurations — likely built by the same developer.

Character-defining features include the 1.5-story side-gable form, steeply pitched roof, front-projecting entry gable with upper window, compact Minimal Traditional footprint, and detached garage.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1953, Fred Berakovich resided at 26945 W. Huron River Drive.<sup>1</sup>

George J. McGowan, a single man, conveyed Lot 128 to Mary Kovacek by Warranty Deed on June 16, 1928, recorded November 29, 1955.<sup>2</sup>

Mary Kovacek, a married woman, conveyed Lot 128 to Jack Jackman, a single man, by Quit Claim Deed on November 22, 1955, recorded November 29, 1955.<sup>3</sup>

Jack Jackman, a single man, conveyed Lot 128 to Ambrose Kovacek and Mary Kovacek, husband and wife, by Quit Claim Deed on November 22, 1955, recorded November 29, 1955.<sup>4</sup>

Ambrose Kovacek and Mary Kovacek, his wife, conveyed Lot 128 to Frederick Engeles Berakovich and Helen Berakovich, his wife, by Warranty Deed for \$1.00 on December 7, 1955, recorded December 13, 1955. Building restrictions applied.<sup>5</sup>

Fred Berakovich, also known as Frederick Engeles Berakovich, and Helen Berakovich, husband and wife, took out a mortgage from State Savings Bank of Carleton in the amount of \$12,500 on June 25, 1956, recorded August 7, 1956, on Lots 128 and other lands.<sup>6</sup>

For the reconveyance of Lot 128 from Berakovich to Kovacek following the Complaint for Conveyance (Wayne County Action No. 74-004464), and the subsequent chain through Mary Kovacek to Karl L. Berakovich and ultimately to James White and Erma A. White (\$45,000), see Lot 127 — Southeasterly Half above.<sup>7</sup>

John Sidun, Jr. and Roberta Sidun, his wife, conveyed Lot 129 to Fred Berakovich and Helen Berakovich, his wife, by Warranty Deed for \$2,000 on December 6, 1968, recorded December 16, 1968. In 1971, Ambrose Kovacek resided at 26945 W. Huron River Drive.<sup>8</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional dwelling represents the postwar residential construction that sustained Flat Rock's growth as an industrial suburb. The 1.5-story form — providing more living space than a single-story dwelling within a compact footprint — reflects the housing demands of growing families in the postwar period. Together with the adjacent 26965 W. Huron River Drive (also c. 1951 with a similar front-projecting gable), the property likely represents speculative builder construction that produced multiple houses of similar design along the corridor, a characteristic pattern of postwar residential development.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable form with front-projecting entry gable and steeply pitched roof remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations. Setting is preserved along W. Huron River Drive with maintained residential character and the paired relationship with the adjacent c. 1951 dwelling. Feeling and association are adequate, with the Minimal Traditional form conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

<sup>1</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The 1.5-story Minimal Traditional form with front-projecting entry gable retains its essential design character. While vinyl siding and replacement windows diminish materials integrity, the original form, roof profile, and site relationship are preserved. The paired relationship with the adjacent 26965 suggests coordinated builder development.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0128\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 26965 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0126_000 Lot 126 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.103960                                         | Long: -83.298976                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Minimal<br>Traditionalist/Ranch                                     |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled w/projection                                            |
| Roof Materials          | asphalt                                                             |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl                                                               |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage (by breezeway)                                               |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            | Historic District Name: Flat Rock Historical District                                                                                                                                               |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1951–1975 (within district's Late Period, 1920–1975)                                                                                                                                             |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                     |
| Current/Common Name                                                              | 26965 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Arthur Gilstorf and Marguerite E. Gilstorf                                                                                                                                                          |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Residence                                                                                                                                                                                           |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Residence                                                                                                                                                                                           |                                                                                                                                                                                                                 |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 23 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional / Early Ranch residence at 26965 W. Huron River Dr. in Flat Rock is a 1-story frame dwelling situated on a corner lot, exhibiting the transitional characteristics between the compact Minimal Traditional form and the emerging Ranch style of the early 1950s. The front-projecting entry gable and compact footprint reflect Minimal Traditional planning, while the low profile and horizontal emphasis anticipate the Ranch houses that would dominate later in the decade.

The house exhibits a side-gable roof clad in brown asphalt shingles with a prominent front-projecting gable centered on the facade. The front gable creates a defined entry bay with the main door — a teal or dark green entry door — recessed beneath the projecting gable. A decorative circular element or vent is positioned in the gable face above the entry. The gable projection adds vertical emphasis and visual interest to an otherwise horizontal composition.

The exterior walls are clad entirely in tan or beige vinyl siding with blue or dark-toned decorative shutters flanking the front windows. The concrete foundation is visible at the base. Vinyl replacement double-hung windows are positioned symmetrically on either side of the front-projecting entry gable. The fenestration is simple and balanced, consistent with Minimal Traditional design conventions.

A breezeway extends from the rear of the dwelling to connect with an attached garage, a common early 1950s improvement that provided covered passage between house and automobile storage. The breezeway-garage configuration is visible from the side elevation along the cross street. A metal railing or fence section is positioned along the left side of the property.

The property occupies a corner lot at the intersection of W. Huron River Drive and a cross street, providing visibility on two frontages. The front yard is maintained with a well-kept lawn that slopes gently upward from the road. A large mature shade tree anchors the left front yard. A concrete walkway leads from the sidewalk to the front entry. Flower planters and decorative elements are arranged near the porch area. The corner lot provides a generous side yard along the cross street.

Character-defining features include the 1-story side-gable form, front-projecting entry gable with decorative gable element, teal entry door, symmetrical facade composition, breezeway-attached garage, and corner lot setting.



## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Arthur Gilstorf and Marguerite E. Gilstorf, his wife, took out a mortgage from Frank Curtis and Elsie Curtis, his wife, in the amount of \$4,000 on September 7, 1951, [to build house] recorded September 8, 1951, on Lot 126. This mortgage was later discharged.<sup>1</sup>

Arthur Gilstorf and Marguerite E. Gilstorf, his wife, took out a mortgage from Peoples Bank of Trenton, a Michigan Corporation, in the amount of \$5,157.88 on November 20, 1953, recorded November 25, 1953, on Lot 126. This mortgage was later discharged.<sup>2</sup>

Peoples State Bank of Trenton assigned the mortgage on Lot 126 and other lands to National Bank of Detroit by Assignment on June 29, 1954, recorded July 9, 1954. The assignment referenced the mortgage recorded in Liber 11932, Page 407.<sup>3</sup>

Arthur Gilstorf, also known as Arthur A. Gilstorf, conveyed Lot 126 and the northerly 25 feet of Lot 127 to Arthur A. Gilstorf and Marguerite E. Gilstorf, his wife, as tenants by the entireties, by Warranty Deed on October 10, 1958, recorded October 31, 1958.<sup>4</sup>

Ambrose Kovacek and Mary Kovacek, his wife, conveyed the northerly 25 feet of Lot 127 to Arthur Gilstorf and Marguerite E. Gilstorf, his wife, by Quit Claim Deed on December 8, 1958, recorded December 10, 1958.<sup>5</sup>

Arthur A. Gilstorf and Marguerite E. Gilstorf, individually and as husband and wife, took out a mortgage from Peoples Bank of Trenton in the amount of \$6,702.96 on October 10, 1958, recorded October 31, 1958, on Lot 126 and the northerly 25 feet of Lot 127.<sup>6</sup>

The Probate File of the Estate of Marguerite E. Gilstorff, Deceased, was filed September 19, 1978, under Wayne County Probate File #699,134. The inventory was filed December 6, 1978, and recited Lot 127 as property of the estate; the heir was Janice E. Gilstorff, daughter.<sup>7</sup>

In the matter of the Estate of Marguerite E. Gilstorff, Deceased: an Order was entered July 17, 1981, recorded July 28, 1981, pertaining to Lot 126 and the northwesterly one-half of Lot 127. The Court ordered that the residue of said estate be assigned to Janice E. Gilstorff, daughter, and that the administratrix be discharged and her bond cancelled.<sup>8</sup> In the matter of the Estate of Marguerite E. Gilstorff, Deceased: an Inventory was filed November 21, 1980, recorded July 28, 1981, reciting Lot 126 and the northwesterly one-half of Lot 127.<sup>9</sup>

Janice E. Gilstroft, a single person, took out a mortgage from Peoples Bank & Trust in the amount of \$10,000 on April 11, 1984, recorded April 20, 1984, on Lot 126 and the northerly 85.00 feet of Lot 127.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built c. 1951 during the peak prosperity years of Ford's Village Industries period, this Minimal Traditional / Early Ranch dwelling represents the residential construction boom that accompanied postwar industrial expansion in Flat Rock. The 1951 date places it at the transitional moment between the compact Minimal Traditional form that characterized prewar and immediately postwar construction and the Ranch style that would dominate later in the decade. The front-projecting entry gable — a hallmark of Minimal Traditional design — coexists with the low profile and horizontal orientation that anticipate

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: **88** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

Ranch planning. The breezeway-attached garage reflects the growing importance of automobile accommodation in residential design during this period. The corner lot placement along W. Huron River Drive connects the property to the primary transportation corridor serving the Ford Headlamp Plant and related industries.

Integrity Assessment: Location is intact on the original corner lot at W. Huron River Drive. Design integrity is maintained — the 1-story side-gable form with front-projecting entry gable, symmetrical facade, and breezeway-attached garage remain clearly legible. Materials integrity has been diminished by vinyl siding and replacement windows, though these are reversible alterations. Setting is well preserved on the corner lot with maintained residential character, mature shade tree, and proximity to the W. Huron River Drive corridor. Feeling and association are strong, with the transitional Minimal Traditional / Early Ranch form and breezeway-garage configuration conveying early 1950s residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District.

The c. 1951 construction date places it within the district's period of significance during peak postwar prosperity. The transitional Minimal Traditional / Early Ranch form with front-projecting entry gable and breezeway-attached garage retains strong design integrity. While vinyl siding and replacement windows diminish materials integrity, the original form, corner lot setting, and breezeway-garage configuration are preserved.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0126\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27005 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0125_000 Lot 125 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104177                                         |                                       | Long: -83.299214                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Concrete Block                                                      |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture & Double Hung                                               |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Integrated Garage                                                   |

**Eligibility**

|                                                                                  |                                                                |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>                     | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1951-1975 (within district's Late Period, 1920-1975)        |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Windows <input type="checkbox"/>                | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27005 W. Huron River Drive                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Mearl A. Metzger and Dorothy Metzger                           |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 22 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The property at 26965 W. Huron River Dr. is a single-story Ranch house constructed in 1951, representing early postwar suburban residential development during Flat Rock's late period of significance.

The structure presents a rectangular footprint with a side-gable roof and a prominent front-facing gable projection. The roof is clad in medium brown or gray asphalt shingles with moderate eaves and painted wood trim. The exterior walls are clad in horizontal lap siding painted light tan or beige, exhibiting narrow exposure typical of wood lap siding from the period. The foundation appears to be concrete or concrete block with a painted finish.

The front facade features paired or grouped double-hung sash windows with white trim. A distinctive circular or oval window element in the front-facing gable projection adds architectural interest. The main entrance is located within or adjacent to the gable projection, accessed by concrete steps or a small stoop.

The property has a maintained front lawn with generous setback from W. Huron River Drive, mature trees, and a concrete walkway connecting the entrance to street access. Accessory structures and driveway access are present, though partially obscured.

The side-gable Ranch form with front gable projection, horizontal lap siding, and decorative oval window reflect quality early 1950s residential construction.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Sam L. Vreeland and Grace Y. Vreeland, his wife, conveyed Lot 125 to Harvey Longton by Warranty Deed, dated July 18, 1939, recorded June 21, 1947. Building restrictions applied.<sup>1</sup>

Harvey Longton and Vera Longton, his wife, conveyed Lot 125 to Merton D. Neese and Mary Sue Neese, his wife, by Warranty Deed, dated June 16, 1937, recorded June 21, 1947.<sup>2</sup>

Merton D. Neese and Mary Sue Neese, his wife, conveyed Lot 125 to Mearl A. Metzger and Dorothy Metzger, his wife, by Warranty Deed on July 15, 1948, recorded December 1, 1948.<sup>3</sup>

Mearl A. Metzger and Dorothy Metzger, his wife, took out a mortgage from Down River Federal Savings & Loan Association in the amount of \$5,059.50, dated December 2, 1950, recorded December 8, 1950, on Lot 125.<sup>4</sup>

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A - Community Planning and Development: Built in 1951 during the early postwar suburban expansion, this Ranch house demonstrates continued residential development sustained by Flat Rock's industrial prosperity. The design — with its front-facing gable projection and decorative oval window — reflects how residents embraced modern Ranch architecture while maintaining access to employment at Ford's Village Industries and related industrial operations. The 1951 date places it within the postwar modernization phase when Flat Rock participated in national trends toward single-story suburban housing.

Integrity Assessment: Location is intact on the original W. Huron River Drive site. Design integrity is good, with the single-story massing, side-gable roof with front-facing gable projection, and horizontal emphasis preserved. Materials integrity is good, with horizontal lap siding and coordinated trim maintaining the original character. Setting is preserved through maintained landscaping and relationship to W. Huron River Drive. Feeling and

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **60** > Page #: 88 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 137 inclusive of Huron River Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 60, Page 88, on 15 June 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-4-1 through 6A-4-48.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Subdivision, 1925 – 2026.

association are adequate, with the Ranch form and architectural refinements conveying early 1950s suburban residential character.

This property is recommended as **CONTRIBUTING** to the Flat Rock Historical District. The 1951 construction date, intact Ranch form with front-facing gable projection and oval window, and good integrity allow the property to convey its significance as part of Flat Rock's postwar residential development.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0125\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27015 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0124_000 Lot 124 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104299                                         |                                       | Long: -83.299284                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |

**Architectural Information**

|                         |                                         |                             |
|-------------------------|-----------------------------------------|-----------------------------|
| Construction Date       | 1951                                    |                             |
| Architectural Style     | Minimal Traditionalist                  |                             |
| Building Form           | 1.5 Story Rectilinear                   |                             |
| Roof Form               | Side Gabled                             |                             |
| Roof Materials          | Asphalt Shingles                        |                             |
| Exterior Wall Materials | Vinyl Siding                            |                             |
| Foundation Materials    | Concrete Block/Permastone               |                             |
| Window Materials        | Aluminum                                |                             |
| Window Type             | Double Hung                             |                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                |                             |



**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                            |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                 |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                 |
| Period(s) of Significance                                                        | c. 1951-1975 (within district's Late Period, 1922-1975)                                                                                                                                             |                                                                                                                                                                                                                 |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Siding/WIndows Moved <input type="checkbox"/> Date(s):                                                                                                              |
| Current/Common Name                                                              | 27015 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                 |
| Historic/Original Owner                                                          | Robert L. & Mary Ann Hood                                                                                                                                                                           |                                                                                                                                                                                                                 |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Builder/Contractor                                                               | George Van Riper (likely)                                                                                                                                                                           |                                                                                                                                                                                                                 |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Minimal Traditional residence is a 1.5-story frame dwelling situated on W. Huron River Drive in Flat Rock. The building represents postwar residential development during the mature phase of the community's growth as a suburban-industrial center and exemplifies the Minimal Traditional style that dominated affordable housing construction from the late 1930s through the early 1950s. The Cape Cod-influenced massing, with its expandable half-story, was among the most popular forms for young families and first-time homebuyers during this period. The property retains its essential Minimal Traditional form despite material alterations, contributing to the residential character that defines this section of W. Huron River Drive.

The house exhibits the characteristic Minimal Traditional form with a 1.5-story mass and a side-gabled roof clad in asphalt shingles. The steeply pitched roof creates substantial usable space in the upper level, a hallmark of the Cape Cod variant that maximized square footage within an economical building envelope. Two skylights have been cut into the front roof slope, a later alteration. A small gable-roofed projection at the ridge may indicate an attic ventilator or remnant chimney housing.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface. The original cladding was likely wood clapboard or asbestos shingle, common for dwellings of this period and price point. The concrete block foundation has been clad with permastone veneer, a decorative masonry product popular during the mid-twentieth century.

The primary elevation is three bays wide with a centered entry flanked by single windows on each side. The entry consists of a replacement panel door with an oval glass insert, accessed by a concrete stoop with low concrete block cheek walls. The windows are aluminum 1/1 double-hung replacement units; the originals were likely wood-sash. Non-functional decorative shutters painted blue have been applied to the first-story window openings. An American flag is mounted to the right of the entry.

A detached one-car frame garage with a side-gable roof and vinyl siding is located to the east of the dwelling, accessed by a concrete driveway along the east side of the property. Chain-link fencing encloses the side yard between house and garage. The garage appears contemporaneous with the dwelling, though it has received the same vinyl siding treatment.

The property occupies a modest residential lot with foundation plantings and landscape lighting along the front walk. A utility pole is situated near the front property line.

Character-defining features include the 1.5-story Cape Cod massing, side-gable roof profile, three-bay centered-entry primary elevation, compact rectangular footprint, concrete stoop with block cheek walls, modest residential scale, and the spatial relationship between the dwelling and its detached garage.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George & Mamie Van Riper purchased lot 124 in the Huron River Subdivision on 15 Aug 1950, from the Grace Yost Vreeland (survivor of Samuel L. Vreeland).<sup>1</sup> On 9 Oct 1950, Van Riper took out a mortgage in the amount of \$6,000 from the State Savings Bank of Flat Rock to build the residence on lot 122, known at 27015 W. Huron River Drive.<sup>2</sup>

Robert L. & Mary Ann Hood purchased lot 124 in the Huron River Subdivision on 20 Sept 1951 from George & Mamie Van Riper.<sup>3</sup> In 1953, Robert Hood resided at 27015 W. Huron River Drive.<sup>4</sup> Mildred Wise Smith & Arda E. Hoffman purchased lot 124 in the Huron River Subdivision on 7 Aug 1962 from Robert L. & Mary Ann Hood.<sup>5</sup> Sanford E. & Kathy Cizmar purchased lot 124 in the Huron River Subdivision on 9 Aug 1966 from Roy R. & Janet Warner.<sup>6</sup> Duane Mears & Sharon K. Hoyte purchased lot 124 in the Huron River Subdivision on 7 Nov 1969 from Sanford E. & Kathy Cizmar.<sup>7</sup> In 1971, Hoyte D. Mears resided at 27015 W. Huron River Drive.<sup>8</sup>

Christopher G. & Karen Hornbeck purchased lot 124 in the Huron River Subdivision on 11 Oct 1979 from Duane Mears & Sharon K. Hoyte.<sup>9</sup> Noel K. & Beth Smolenyak purchased lot 124 in the Huron River Subdivision on 28 Jan 1982 from Christopher G. & Karen Hornbeck.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development**. The property represents postwar residential development during the mature phase of Flat Rock's growth as a suburban-industrial center and demonstrates the continued housing construction that served the expanding industrial workforce in the years following World War II.

**Criterion A - Community Planning and Development:** Constructed c. 1951, during the postwar building boom that expanded Flat Rock beyond the earlier Ford Village Industries building campaigns of the 1920s–1940s, this Minimal Traditional residence represents the infill development that completed the residential fabric of Flat Rock's historic neighborhoods. By this period the community was experiencing continued growth driven by the broader industrialization of Downriver Wayne County, including expansion of Ford operations and

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Van Riper, 15 Aug 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **10**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; State Saving Bank of Flat Rock to George W. Van Riper, 9 Oct 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **11**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Van Riper to Hood, 20 Sept 1951; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>4</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Hood to Smith & Hoffman, 7 Aug 1962; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **46**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Warner to Cizmar [land contract], 9 Aug 1966; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Cizmar to Hoyte, 7 Nov 1969; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>8</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Hoyte to Hornbeck, 11 Oct 1979; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Hornbeck to Smolenyak, 28 Nov 1982; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **48**. Citing Wayne County Register of Deeds Office, Detroit.

establishment of the Michigan Casting Center. This property illustrates the type of affordable housing that enabled returning veterans and young families to achieve homeownership with proximity to industrial employment.

The property's c. 1951 construction date places it within the mature development period of Flat Rock's growth. W. Huron River Drive, a principal thoroughfare following the course of the Huron River, saw infill residential development during this era. The Minimal Traditional type, with its economical footprint and expandable half-story, was ideally suited to young families and represents a significant component of Flat Rock's postwar residential character. Properties of this era are essential to understanding the full arc of the district's development narrative, documenting continued demand for working-class housing through the mid-twentieth century.

The Minimal Traditional style represented a transitional form between the decorative period revival styles of the 1920s–1930s and the Ranch houses that dominated by the mid-1950s. These dwellings were designed to be economical while offering the appearance of a traditional home — compact footprints, minimal ornamentation, and efficient use of interior space. The 1.5-story Cape Cod variant was especially popular because the half-story allowed future expansion within the existing roof envelope.

**Integrity Assessment:** The property retains integrity of location on its original site on W. Huron River Drive. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gable roof, 1.5-story Cape Cod massing, three-bay centered-entry elevation, and spatial relationship to its detached garage. While skylights have been added to the front roof slope and the entry door replaced, these do not obscure the fundamental design characteristics. Integrity of materials has been diminished through vinyl siding, aluminum replacement windows, permastone foundation cladding, and a replacement entry door, though these alterations are reversible and the structural fabric remains intact. Integrity of setting is preserved through the property's relationship to neighboring residences and the W. Huron River Drive streetscape. Integrity of feeling and association remain strong, as the property continues to convey its character as a modest postwar working-class residence from the mature phase of Flat Rock's development.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.**

The c. 1951 construction date places this property within the mature phase of Flat Rock's development as a suburban-industrial center, representing the postwar residential growth that completed the community's historic neighborhoods. The Minimal Traditional form exemplifies the popular housing type that enabled working families to achieve homeownership during this period.

The property retains its essential Minimal Traditional form, with the side-gable roof, 1.5-story Cape Cod massing, and three-bay centered-entry elevation clearly legible despite material alterations. The concrete stoop with block cheek walls provides evidence of original construction. The spatial relationship between dwelling and detached garage reinforces the mid-century residential character.

The property contributes to the residential streetscape of W. Huron River Drive, where postwar housing creates a consistent residential scale and character that conveys the continued development of the community during the Late Period of Significance. While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, postwar construction date, and retained setting make this property a contributor to the Flat Rock Historical District.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0124\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27023 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0123_000 Lot 123 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104407                                         | Long: -83.299373                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1952                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gabled w/ projection                                           |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/ Double Hung                                                |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    |                                             |                                                                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                             |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                     | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                             |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1952-1975 (within district's Late Period, 1920-1975)                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>        | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input type="checkbox"/>                         | Altered <input checked="" type="checkbox"/> | Siding/Winter Moved <input type="checkbox"/> Date(s):                                                                                   |
| Current/Common Name                                                              |                                                                                                                                                                                                     | 27023 W. Huron River Drive                              |                                             |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                                                                                                                                                     | Thomas & Doris Parker                                   |                                             |                                                                                                                                         |
| Historic Building Use                                                            |                                                                                                                                                                                                     | Single Family Residence                                 |                                             |                                                                                                                                         |
| Current Building Use                                                             |                                                                                                                                                                                                     | Single Family Residence                                 |                                             |                                                                                                                                         |
| Architect/Engineer/Designer                                                      |                                                                                                                                                                                                     | unknown                                                 |                                             |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                                                                                                                                                     | George W. Van Riper/Robert James                        |                                             |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1952 Minimal Traditional residence is a 1.5-story frame dwelling on W. Huron River Drive. Constructed during the post-WWII suburban expansion, the property represents the residential development that served Flat Rock's workforce during the mature Village Industries era.

The house exhibits characteristic Minimal Traditional form with a steeply pitched side-gabled roof and **front gable projection** creating visual interest on the facade. The compact, economical massing reflects the practical housing solutions that served working families during the early 1950s. The roof is covered with gray asphalt shingles. The exterior is clad in tan/beige vinyl siding.

A **small metal awning** shelters the front entry, providing weather protection. The windows are aluminum replacement units including picture and double-hung types. A concrete stoop provides entry access. The property features a **mature ornamental tree** (likely crabapple or similar) in the front yard with decorative paver edging around the trunk. A red-leaf Japanese maple is visible in the side yard. A detached garage is located on the property.

Character-defining features include the 1.5-story Minimal Traditional form, front gable projection, small entry awning, and post-WWII residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George & Mamie Van Riper purchased lot 123 in the Huron River Subdivision on 16 May 1951, from the Grace Yost Vreeland (survivor of Samuel L. Vreeland).<sup>1</sup> Robert Jerry & Mable James purchased lot 123 in the Huron River Subdivision on 19 Dec 1951 from George & Mamie Van Riper.<sup>2</sup>

On 17 Mar 1952, James took out a mortgage in the amount of \$8,350 from the Trenton State Savings Bank to build the residence on lot 123, known at 27023 W. Huron River Drive.<sup>3</sup>

Thomas E. & Doris Parker purchased lot 123 in the Huron River Subdivision on 1 Sep 1953 from Robert Jerry & Mable James.<sup>4</sup> In 1953, Thomas E. Parker resided at 27023 W. Huron River Drive.<sup>5</sup>

Othar & Savilla Billingsley purchased lot 123 in the Huron River Subdivision on 6 Aug 1957 from Thomas E. & Doris Parker.<sup>6</sup>

Joseph J. Mathews purchased lot 123 in the Huron River Subdivision on 18 Sept 1965 from Othar & Savilla Billingsley.<sup>7</sup>

John D. & Darlene Warner purchased lot 123 in the Huron River Subdivision on 19 Sep 1977 from Joseph J. Mathews.<sup>8</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Van Riper, 6 Sept 1950; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Van Riper to James, 19 Dec 1951; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Trenton State Saving Bank of Flat Rock to James, 17 Mar 1952; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; James to Parker, 1 Sep 1953; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **46**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>5</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Parker to Billingsley, 6 Aug 1957; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **46**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Billingsley to Mathews, 18 Sep 1965; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Mathews to Warner, 19 Sep 1977; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **48**. Citing Wayne County Register of Deeds Office, Detroit.



### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the post-WWII era, this Minimal Traditional house represents the residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1951, the community had demonstrated over two decades of sustained growth following Ford's establishment of the lamp plant.

The Minimal Traditional style was among the most common residential forms of the immediate post-war period, offering practical, affordable housing for working families. The front gable projection represents a common variation that added visual interest to the basic form while maintaining economical construction.

The property retains integrity of location, design (Minimal Traditional form with front gable projection clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, but the essential Minimal Traditional character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1951 construction date places this property within the post-WWII suburban development era. The Minimal Traditional form with front gable projection and small entry awning remains clearly legible despite material alterations. The property contributes to understanding post-war residential development patterns serving the Village Industries community.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0123\_000; citing records held by the City of Flat Rock.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27031 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0122_000 Lot 122 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104522                                         | Long: -83.299512                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1951                                                                |
| Architectural Style     | Cape Cod/Minimal Traditionalist                                     |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Side Gabled w/ projection                                           |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Sided                                                         |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    |                                         |                                                                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                         |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                 | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                         |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1951-1975 (within district's Late Period, 1920-1975)                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                         |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>    | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows <input type="checkbox"/> | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27031 W. Huron River Drive                                                                                                                                                                          |                                                         |                                         |                                                                                                                                         |
| Historic/Original Owner                                                          | Garnet & Lytha Campbell                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                         |                                                                                                                                         |
| Builder/Contractor                                                               | George W. Van Riper (likely)                                                                                                                                                                        |                                                         |                                         |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1951 Cape Cod Revival residence is a 1.5-story frame dwelling on W. Huron River Drive. Constructed during the post-WWII suburban expansion, the property represents the residential development that served Flat Rock's workforce during the mature Village Industries era.

The house exhibits characteristic Cape Cod form with a steeply pitched side-gabled roof and **prominent front gable projection** that adds visual interest. The roof is covered with brown asphalt shingles. The exterior is clad in tan/beige vinyl siding.

A **screened-in front porch** with white posts spans a portion of the facade, providing three-season living space. An **aluminum awning with scalloped edge** shelters the porch—a mid-century modification (likely 1950s-1960s) that has acquired historic character within the Period of Significance. This style of awning was a popular home improvement during the mid-20th century.

The windows are aluminum replacement units including picture and double-hung types. The property features **exceptional landscaping** including shaped topiary shrubs, evergreen plantings, **stacked stone borders** creating terraced planting beds, a birdbath, and a meticulously maintained lawn. A large mature tree provides shade. A detached garage is located on the property.

Character-defining features include the 1.5-story Cape Cod form, front gable projection, screened front porch, aluminum awning with scalloped edge, exceptional landscaping with stone borders, and post-WWII residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

George & Mamie Van Riper purchased lot 122 in the Huron River Subdivision on 6 Sept 1950, from the Grace Yost Vreeland (survivor of Samuel L. Vreeland).<sup>1</sup> On 21 Aug 1950, Van Riper took out a mortgage in the amount of \$6,000 from the State Savings Bank of Flat Rock to build the residence on lot 122, known at 27031 W. Huron River Drive.<sup>2</sup>

Garnet H. & Lytha W. Campbell purchased lot 122 in the Huron River Subdivision on 13 Sept 1951 from George & Mamie Van Riper.<sup>3</sup> In 1953, Garnet Campbell resided at 27031 W. Huron River Drive.<sup>4</sup>

William & Alberta Lemanowicz purchased lot 122 in the Huron River Subdivision on 8 March 1965 from Garnet H. & Lytha W. Campbell.<sup>5</sup> In 1971, William Lemanowicz resided at 27031 W. Huron River Drive.<sup>6</sup>

Marianne E. Glazek took out a mortgage against the residence on lot 122 in the Huron River Subdivision on 24 Jan 1969 from Great Lakes Modernization.<sup>7</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Van Riper, 6 Sept 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **10**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; State Saving Bank of Flat Rock to George W. Van Riper, 21 Aug 1950; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **11**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Van Riper to Campbell, 13 Sept 1951; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **45**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>4</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Campbell to Lemanowicz, 8 Mar 1965; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> "Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Glazek to Great Lakes Modernization, 24 Jan 1969; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **47**. Citing Wayne County Register of Deeds Office, Detroit.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1951 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the post-WWII era, this Cape Cod Revival represents the residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1951, the community had demonstrated over two decades of sustained growth following Ford's establishment of the lamp plant.

The Cape Cod Revival was among the most popular residential styles of the immediate post-war period, offering efficient, affordable housing with traditional American aesthetic appeal. This example with its front gable projection represents a common variation that added visual interest to the basic Cape Cod form.

The aluminum awning with scalloped edge represents a mid-century home improvement within the Period of Significance and has acquired historic character. Such awnings were popular additions during the 1950s-1960s, providing sun protection while adding decorative appeal.

The property retains integrity of location, design (Cape Cod form with front gable projection, screened porch, and awning clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, but the essential Cape Cod character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1951 construction date places this property within the post-WWII suburban development era. The Cape Cod Revival form with front gable projection, screened porch, and mid-century aluminum awning remains clearly legible despite material alterations. The exceptional landscaping with stacked stone borders demonstrates outstanding pride of ownership. The property contributes to understanding post-war residential development patterns serving the Village Industries community.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0122\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27051 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0120_000 Lot 120 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104716                                         | Long: -83.299744                      |                                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1930 (modified 1964)                                                |
| Architectural Style     | Vernacular Cottage/split                                            |
| Building Form           | Multi level Rectilinear                                             |
| Roof Form               | Front Gable (original) and Side Gable (Addition)                    |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Aluminum Sided                                                      |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding/picture                                                     |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                           |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                      |                                      |                                                                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                           |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>   | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                           |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                           |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1930-1975 (spanning Early Village Industries through Late Period, 1920-1975)                                                                                                                     |                                                           |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                           |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                        | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Addition 1964 | Moved <input type="checkbox"/>       | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27051 W. Huron River Drive                                                                                                                                                                          |                                                           |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | August Bunte / Robert Taeckens                                                                                                                                                                      |                                                           |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                           |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                           |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | August Bunte (likely)                                                                                                                                                                               |                                                           |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This property represents two phases of construction within the district's Late Period of Significance: an **original c. 1930 cottage** and a **1964 rear addition** that created the current multi-level/split-level configuration. Both construction phases fall within the Period of Significance (1920-1975), making the addition historically significant rather than an integrity-diminishing alteration.

The original c. 1930 section exhibits a side-gabled roof form typical of early Village Industries era cottages. An **enclosed front porch** with extensive glazing and double-hung windows spans the facade, providing three-season living space—a common Michigan climate adaptation. The 1964 rear addition rises above the original section with a front-gabled roof, creating a distinctive **split-level profile** that reflects mid-1960s residential design trends.

The entire exterior is clad in white/gray aluminum siding with dark shutters providing accent. The windows are aluminum units including picture windows, sliding windows, and double-hung windows in the enclosed porch. Concrete steps with a metal railing provide access to the elevated entry. A TV antenna on the roof reflects mid-20th century residential technology. A garage is located in the rear.

Character-defining features include the multi-level form reflecting two phases of historic construction, the enclosed front porch, the split-level configuration created by the 1964 addition, and residential character spanning both early Village Industries (1930) and late Period of Significance (1964) eras.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1931, August Bunte owned lot 120 of the Huron River Subdivision; and the residence thereon, 27051 W. Huron River Drive.<sup>1</sup> In 1939, Eva VanHouten was living at 27051 HRD.<sup>2</sup>

In 1950, Frank & May Gladen resided at 27051 WHRD; and Frank worked as a Locomotive Engineer for the railroad.<sup>3</sup> In 1953, F.H. Gladen resided at 27051 W. Huron River Drive.<sup>4</sup>

Arthur & Viola Matthes purchased lot 120 in the Huron River Subdivision on 4 Sept 1958, from the Bunte family.<sup>5</sup> Howard J. & Chrystal H. Hamrick purchased lot 120 in the Huron River Subdivision on 16 Nov 1964 from Viola Matthes; also Robert Roy & Joanne Taeckens purchased lot 120 in the Huron River Subdivision on 16 Nov 1964 from Howard J. & Chrystal H. Hamrick.<sup>6</sup> In 1971, Robert Taeckens resided at 27051 W. Huron River Drive.<sup>7</sup>

"Bob Taken's lived here with his wife and step children (Hortons) When his in-laws the Magri moved in the added the lower section for them to live in. Bob was known as Buffalo Bob and owned a bike repair shop in town."<sup>8</sup>

<sup>1</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 115, entry for August Bunte; original records held by Brownstown Township Historical Society.

<sup>2</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1939**) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 2, for Frank & May Gladen; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41>; accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

<sup>4</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Matthes, 4 Sept 1958; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Matthes to Hamrick to Taeckens, 16 Nov 1964; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit. Note: Taeckens also had a number of mortgages against the property, it was likely then that the rear addition was built.

<sup>7</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.



### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents two significant phases of residential development, both within the Late Period of Significance (1920-1975).

The original c. 1930 construction dates to the early Village Industries era, just eight years after Ford's establishment of the lamp plant. This places the original house among the first wave of residential development responding to Village Industries employment opportunities. The 1964 rear addition represents the continued residential investment that characterized Flat Rock's mature suburban development, when established homeowners expanded their properties to accommodate growing families or changing needs.

Because the 1964 addition falls within the Period of Significance, it represents historically significant development rather than an integrity-diminishing alteration. The addition demonstrates how Flat Rock's residential stock evolved through owner investment during the sustained prosperity of the Village Industries era. This pattern of residential expansion through additions was common in stable suburban-industrial communities where families remained in place and improved their properties over time.

The property retains integrity of location, design (multi-level form with enclosed porch clearly legible), setting, feeling, and association with both early Village Industries and late-period residential development. Material integrity has been diminished through aluminum siding and window replacement, but the essential residential character spanning multiple decades of the Period of Significance remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

Both phases of construction—the c. 1930 original cottage and the 1964 rear addition—fall within the Late Period of Significance (1920-1975). The property demonstrates the sustained residential investment that characterized Flat Rock's development throughout the Village Industries era. The multi-level form created by the 1964 addition represents historically significant residential expansion rather than an integrity-compromising alteration, as it occurred within the Period of Significance. The property contributes to understanding the full chronological range of residential development and the pattern of owner investment that characterized the Village Industries community.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0120\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27059 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0119_000 Lot 119 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104849                                         |                                       | Long: -83.299823                      |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1972                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Front Gable                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                                                                                  |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                                                                       |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/>                                                                                                                                                                               |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                                                                                                                                                                                                       |
| Period(s) of Significance                                                        | c. 1972-1975 (within district's Late Period, 1920-1975)                                                                                                                                             |                                                                                                                                                                                                                                       |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                                                                              |
| Current/Common Name                                                              | 27059 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                                                                       |
| Historic/Original Owner                                                          | Thomas H. & Nora Drouillard                                                                                                                                                                         |                                                                                                                                                                                                                                       |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| Builder/Contractor                                                               | All State Homes Construction                                                                                                                                                                        |                                                                                                                                                                                                                                       |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1972 Vernacular Cottage is a single-story dwelling on W. Huron River Drive. Constructed near the end of the district's Late Period of Significance, the property represents the final phase of residential development within the Village Industries era before the 1975 cutoff.

The house exhibits a side-gabled roof with a **prominent front gable projection** featuring **decorative fish-scale/scalloped shingles** in the gable peak—a notable architectural detail that adds visual interest and demonstrates builder attention to refinement even in modest late-era construction. The roof is covered with gray asphalt shingles.

The exterior is clad in **brick veneer** that has been painted gray—the painting represents a modification to the original brick but the masonry construction remains intact beneath. A **full-width front porch** with white turned spindle railings and gray-painted deck and steps provides substantial outdoor living space. The porch shelters seating furniture and displays a decorative wreath on the front door.

The windows are aluminum units with black decorative shutters, likely replacements. The property features attractive landscaping including daffodils, hostas, a birdbath, and a religious statue. A red-leaf ornamental tree (likely maple) provides seasonal color. A garage is located in the rear.

Character-defining features include the side-gabled roof with front gable projection, decorative fish-scale shingles in the gable peak, brick veneer construction (though painted), full-width front porch with turned railings, and late Village Industries era residential character.

### History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Thomas H. & Nora Drouillard purchased lot 119 in the Huron River Subdivision on 29 Dec 1972; and All State Homes constructed the residence thereon 27059 W. Huron River Drive.<sup>1</sup> Warren & Cheryl Townsend purchased 27059 W. Huron River Drive on 4 Dec 1981.<sup>2</sup>

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1972 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed near the end of the Late Period of Significance, this vernacular cottage represents the final phase of residential development within the Village Industries era. By 1972, Flat Rock had demonstrated over four decades of sustained community growth following Ford's establishment of the lamp plant.

The decorative fish-scale shingles in the gable peak demonstrate that even modest late-era housing incorporated architectural refinements—a detail that connects this property to earlier district houses featuring similar decorative elements. The full-width front porch with turned spindle railings provides substantial character.

The property retains integrity of location, design (cottage form with front gable projection, fish-scale detailing, and full-width porch clearly legible), workmanship (brick construction intact beneath paint, decorative shingles preserved), setting, feeling, and association. Material integrity has been somewhat diminished through the painting of the brick and likely window replacement, but the essential cottage character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1972 construction date places this property within the final years of the Late Period of Significance (1920-1975). The vernacular cottage form with front gable projection, decorative fish-scale shingles, and full-

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; All State Homes to Thomas H. & Nora Drouillard, 29 Dec 1972; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Nora Drouillard Wagner to Warren & Cheryl Townsend, 4 Dec 1981; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **44**. Citing Wayne County Register of Deeds Office, Detroit.

width front porch remains clearly legible despite the painted brick and probable window replacements. The property contributes to understanding the full chronological range of residential development within the Village Industries community through the Period of Significance.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0119\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27067 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0118_000 Lot 118 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.104965                                         | Long: -83.299956                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1972                                                                |
| Architectural Style     | Vernacular                                                          |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Front Gable                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete                                                      |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage                                                            |

## Eligibility

|                                                                                  |                                                                |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>                     | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                   |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1972-1975 (within district's Late Period, 1920-1975)        |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                     | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Current/Common Name                                                              | 27067 W. Huron River Drive                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | William T. & Sharon C. Farnsworth                              |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                        |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                        |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1972 Vernacular Cottage is a single-story dwelling on W. Huron River Drive. Constructed near the end of the district's Late Period of Significance, the property represents the final phase of residential development within the Village Industries era before the 1975 cutoff.

The house exhibits a compact **front-gabled form** with a steeply pitched roof covered in gray asphalt shingles. Dark teal/green trim at the eaves and gable provides color accent. The exterior is clad in **brick veneer** that has been painted tan/beige—the painting represents a modification to the original brick but the masonry construction remains intact beneath.

The windows are aluminum sliding units with teal decorative shutters, likely replacements. A decorative front door with glass panel provides entry. A **wood deck** with black railings extends across the front, likely a later addition replacing or supplementing the original entry configuration.

The property features various yard decorations including garden gnomes and statuary. A large pine tree partially screens the facade. A garage is located in the rear. The compact lot reflects the modest residential development patterns of the early 1970s.

Character-defining features include the front-gabled form, brick veneer construction (though painted), compact cottage massing, and late Village Industries era residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

William T. and Sharon C. Farnsworth purchased lot 118 of the Huron River Subdivision and the newly constructed residence thereon, 27067 W. Huron River Drive on 26 June 1972.<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1972 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed near the end of the Late Period of Significance, this vernacular cottage represents the final phase of residential development within the Village Industries era. By 1972, Flat Rock had demonstrated over four decades of sustained community growth following Ford's establishment of the lamp plant.

The modest cottage form reflects the continued demand for affordable housing that served the community's workforce during the final years of the Period of Significance. The brick veneer construction, though now painted, demonstrates quality masonry construction characteristic of the era.

The property retains integrity of location, design (front-gabled cottage form clearly legible), workmanship (brick construction intact beneath paint), setting, feeling, and association. Material integrity has been somewhat diminished through the painting of the brick and likely window replacement, but the essential cottage character remains intact.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1972 construction date places this property within the final years of the Late Period of Significance (1920-1975). The front-gabled vernacular cottage form with brick veneer construction remains clearly legible despite the painted brick and probable window replacements. The property contributes to understanding the full chronological range of residential development within the Village Industries community through the Period of Significance.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0118\_000; citing records held by the City of Flat Rock.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; All State Homes to Farnsworth, 26 June 1972; *Imaged. Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit. *Note: Lot 118 was purchased from the Matthes Estate by All State Homes Inc., who built the house and sold the property to the Farnsworths.*



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27075 W. Huron River Drive [443 W. Huron River Drive]  |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0117_000 Lot 117 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.105085                                         | Long: -83.300084                      |                                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1927 (heavily modified)                                             |
| Architectural Style     | Craftsman Bungalow                                                  |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Side Gable w/ dormer                                                |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Brick/Concrete Block                                                |
| Window Materials        | Wood/Aluminum                                                       |
| Window Type             | Double Hung/Sliding                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage                                                            |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                           |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/>                                                                                                             |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Area(s) of Significance                                                          | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Period(s) of Significance                                                        | N/A                                                                                                                                                                                                 |                                                                                                                                                                                |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/> Doors/Windows Moved <input type="checkbox"/> Date(s):                                                                              |
| Current/Common Name                                                              | 27075 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                |
| Historic/Original Owner                                                          | Arthur & Viola (nee Meyer) Matthes                                                                                                                                                                  |                                                                                                                                                                                |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                                                                                                                                                |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                                                                                                                                                |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

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| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1927 residence is a 2-story frame dwelling occupying a corner lot on W. Huron River Drive. Originally constructed as a Craftsman Bungalow two years before Ford's establishment of the Village Industries lamp plant, the property has undergone substantial modifications that have significantly diminished its historic integrity.

The house retains its basic Craftsman Bungalow form with a side-gabled roof and large front gable dormer. However, multiple alterations have compromised the building's historic character. The first floor retains **red brick veneer**, likely original, but the **dormer has been re-sided with vinyl** and fitted with blue decorative shutters that are inconsistent with Craftsman design. The roof is covered with gray asphalt shingles.

The **windows have been extensively replaced** with modern aluminum sliding units and large picture windows that do not reflect the original fenestration pattern. The dormer retains what appear to be original or early wood windows with multi-light configuration, providing the only significant surviving window material. The **entry has been modified** with modern double doors featuring arched glass panels, replacing the original single door typical of Craftsman design.

A **new wood deck** with wide steps has replaced the original porch configuration, further altering the building's historic appearance. A flagpole stands in the front yard. Adirondack chairs provide outdoor seating. A detached garage in the rear may be original construction.

Surviving original features include the brick veneer on the first floor, the basic bungalow form with dormer, some original wood windows in the dormer, and possibly the rear garage.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Arthur A. & Viola Matthes purchased lot 117 in the Huron River Subdivision on 6 Sep 1927 from the Bunte family; and the residence thereon, 443 W. Huron River Drive.<sup>1</sup> In 1927, Arthur Matthes owned lot 117 in the Huron River Subdivision.<sup>2</sup> Arthur A. Matthes and Viola Matthes, his wife, took out a mortgage from State Savings Bank, Flat Rock, Michigan, a Michigan Corporation, in the amount of \$3,500 on January 28, 1928, recorded January 31, 1928, on Lot 117 [this was to BUILD the house].<sup>3</sup>

In 1929, Arthur & Viola Matthes and family were living at 443 W. Huron River Drive.<sup>4</sup> In 1930, Arthur & Viola Matthes and family were living at 443 Huron River Drive, and employed as a Truck Driver for Tile Yard.<sup>5</sup> In 1939, Arthur & Viola Matthes and family were living at 27075 HRD.<sup>6</sup> In 1939, Elmer & Helen Van Washenova were living at 27075 HRD.<sup>7</sup> In 1950, Arthur & Viola Matthes and children resided at 27075 W. Huron River Drive; and Arthur worked as foreman at the tile company [Flat Rock Tile Co.].<sup>8</sup> In 1953, Arthur Matthes resided at 27075 W. Huron River Drive.<sup>9</sup> Arthur Matthes died on 23 Sep 1959 and his wife Viola died on 19 June 1971; the couple are interred in the Huron Valley Cemetery.<sup>10</sup> Viola Matthes, the survivor of herself and Arthur A. Matthes, her deceased husband (whose Death Certificate was recorded in Liber 14163, Page 19), conveyed Lot 117 to Leonard Blombren, Jr. and Janice H. Blombren, his wife, by Warranty Deed on April 15, 1965, recorded April 20, 1965.<sup>11</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1927 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to extensive alterations that have compromised its historic integrity.

While the property dates to the pre-Village Industries era and originally represented the quality residential development that characterized early Flat Rock, cumulative modifications have significantly diminished its ability to convey historic significance. The alterations include vinyl siding on the dormer, replacement of most original windows with modern sliding and picture windows, installation of modern double entry doors, and construction of a new wood deck replacing the original porch.

The property retains integrity of location and setting within the historic residential neighborhood, but has lost integrity of design, materials, workmanship, feeling, and association through the cumulative impact of

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Matthes, 11 Oct 1927; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and subdivision; pg. 113, entry for Arthur Matthes; original records held by Brownstown Township Historical Society.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026.

<sup>4</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>5</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 228 (stamped), enumeration district (ED) 82-880, sheet 12A, dwelling 249, family 273, for Arthur & Viola Matthes and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-ZN?cat=1036363&i=460&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 461 of 1148; United States. National Archives and Records Administration.

<sup>6</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>7</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>8</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 1, for Arthur & Viola Matthes and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupld=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

<sup>9</sup> "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>10</sup> *Find a Grave*, database and images ([https://www.findagrave.com/memorial/290366263/viola\\_a-matthes](https://www.findagrave.com/memorial/290366263/viola_a-matthes) : accessed February 12, 2026), memorial page for Viola A Meyer Matthes (22 Nov 1903–19 Jun 1971), Find a Grave Memorial ID 290366263, citing Huron Valley Cemetery, Flat Rock, Wayne County, Michigan, USA.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026.

alterations. The surviving brick veneer on the first floor and some original dormer windows are insufficient to convey the property's original Craftsman Bungalow character.

This property is recommended as **NON-CONTRIBUTING to the Flat Rock Historical District**.

Although the c. 1927 construction date would otherwise place this property in the significant pre-Village Industries era, the extensive modifications have compromised its historic integrity beyond the threshold for contributing status. The cumulative impact of dormer re-siding, window replacements, entry modifications, and deck construction have substantially altered the building's historic appearance. The property no longer adequately conveys its association with pre-Village Industries residential development or Craftsman Bungalow architecture.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0117\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27089 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0115_000 Lot 115 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.105260                                         | Long: -83.30025                       |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1972                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Picture/Double Hung                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | Garage is integrated                                                |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>        | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                             |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                     | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development                                                                                                                                                                  |                                                         |                                             |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1972-1975 (within district's Late Period, 1920-1975)                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                             |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>        | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input type="checkbox"/>                         | Altered <input checked="" type="checkbox"/> | Siding/Windows <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                         |
| Current/Common Name                                                              | 27089 W. Huron River Drive                                                                                                                                                                          |                                                         |                                             |                                                                                                                                         |
| Historic/Original Owner                                                          | Harry & Bonita Hazelton                                                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                             |                                                                                                                                         |
| Builder/Contractor                                                               | Flat Rock Community Schools (likely)                                                                                                                                                                |                                                         |                                             |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1972 Ranch residence is a single-story dwelling on W. Huron River Drive. Constructed near the end of the district's Period of Significance, the property represents the final phase of residential development within the historic period and has now achieved sufficient age under the 50-year rule for historic consideration.

The house exhibits mature Ranch characteristics with elongated single-story massing and a side-gabled roof creating strong horizontal emphasis. The **integrated 2-car garage** is seamlessly incorporated under the continuous roofline—a standard feature of 1970s Ranch design that reflects the full integration of automobile accommodation into residential planning. The roof is covered with dark gray asphalt shingles.

The exterior is clad in tan/taupe vinyl siding. A small front entry stoop provides access to the main entrance. The windows are aluminum double-hung units, likely replacements. The concrete foundation is not prominently visible.

The property features a **mature maple tree** in the front yard and decorative landscape elements including a wagon wheel, animal figurines, and brick edging around planting beds. The personalized yard decor demonstrates long-term residential occupancy and pride of ownership.

Character-defining features include the elongated Ranch massing, side-gabled roof with horizontal emphasis, integrated garage, and early 1970s suburban residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Lee A. & Janet Bobcean purchased lots 115 & 116 in the Huron River Subdivision on 6 September 1968 from the Michael Kossman, et al; no residence thereon.<sup>1</sup>

Flat Rock Community Schools purchased lots 115 & 116 in the Huron River Subdivision on 19 Sep 1972 from Lee A. & Janet Bobcean.<sup>2</sup>

Harry J. & Bonita Heltzel purchased lots 115 & 116 in the Huron River Subdivision on 22 February 1974 from Flat Rock Community Schools.<sup>3</sup>

Edward K. & Rose Marie Melton purchased lots 115 & 116 in the Huron River Subdivision on 10 March 1976 from Harry J. & Bonita Heltzel.<sup>4</sup> Edward K. Melton resided at 27089 W. Huron River Drive from 1978.<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1972 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed in 1972, this Ranch house represents the final phase of residential development within the district's Period of Significance (1920-1975). The property has now achieved sufficient age under the 50-year rule for historic consideration, having been constructed over 50 years ago.

By 1972, Ranch house design had reached full maturity, with integrated garages as standard features reflecting the complete accommodation of automobile-oriented suburban living. While Ford had sold the Flat Rock plant in 1950, the community continued to develop as a suburban residential area serving the broader Downriver industrial region.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Kossman, et al, to Bobcean, 6 Sep 1968; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bobcean to FR Community Schools, 19 Sep 1972; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; FR Community Schools to Heltzer, 22 Feb 1974; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Heltzer to Melton, 10 Mar 1976; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>5</sup> "United States, Public Records, 1970-2009", database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:KYMR-RMT> : 3 January 2020), Rose M Melton, 1992.

The elongated Ranch form with integrated garage demonstrates the standard suburban housing type of the early 1970s, representing the end point of the stylistic evolution from the compact post-war houses of the late 1940s through the increasingly expansive Ranch designs of subsequent decades.

The property retains integrity of location, design (Ranch form with integrated garage clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1972 construction date places this property within the final years of the district's Period of Significance (1920-1975). Having achieved sufficient age under the 50-year rule, the property now qualifies for historic consideration. The Ranch form with integrated garage remains clearly legible despite material alterations. The property contributes to understanding the full development arc of residential patterns in Flat Rock from the Village Industries era through the early 1970s.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0115\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                        |                                       |                                       |                                         |                                   |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27117 W. Huron River Drive                             |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                           |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_02_0113_000 Lot 113 Huron River Sub (June 1925) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.10527                                          |                                       | Long: -83.30071                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1958                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Side Gabled                                                         |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Vinyl Siding                                                        |
| Foundation Materials    | Concrete Blocks                                                     |
| Window Materials        | Vinyl Replacements                                                  |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Shed                                                                |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1958-1975 (within district's Late Period, 1920-1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Siding/Windows                       | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27117 W. Huron River Drive                                                                                                                                                                          |                                                         |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          | Bernard Herman & Julia Niesen                                                                                                                                                                       |                                                         |                                      |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1958 Minimal Traditional residence is a single-story frame dwelling on W. Huron River Drive. Constructed during the late post-WWII suburban expansion, the property represents the continued residential development that characterized Flat Rock's growth during the mature Village Industries era.

The house exhibits characteristic Minimal Traditional form with compact, economical massing and a side-gabled roof. The simple rectangular plan and modest scale reflect the practical housing solutions that served working families during the late 1950s. The roof is covered with gray asphalt shingles. A **brick chimney** rises from the roof ridge, providing significant original material.

The exterior is clad in cream/tan vinyl siding. A small **front porch** with white metal railings provides sheltered entry access. The front door features a decorative oval glass insert. The windows are aluminum sliding units, likely replacements. The concrete block foundation is visible.

The property occupies a generous lot with a purple-leaf ornamental tree (likely plum or cherry) providing landscape interest. A gravel garden feature with decorative stones and a lighthouse yard ornament add personal character. A garage is located on an adjacent lot. A utility trailer is parked beside the house.

Character-defining features include the compact Minimal Traditional massing, side-gabled roof, brick chimney, small front porch, and post-WWII suburban residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Bernhard H. & Julia E. Neisen purchased lots 113 & 114 in the Huron River Subdivision from Henry & Anna Bunte on 31 Dec 1925; later a residence would be built on these lots about 1958.<sup>1</sup> Stanley Rama purchased lots 113 & 114 in the Huron River Subdivision, and the residence thereon, 27117 W. Huron River Drive from Julia E. Neisen (Bernhard died on 22 Sep 1966) on 19 Feb 1969.<sup>2</sup> Frank S. & Mary J. Vorva purchased lots 113 & 114 in the Huron River Subdivision, and the residence thereon, 27117 W. Huron River Drive from Stanley Rama on 29 November 1977.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1958 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the late post-WWII era, this Minimal Traditional house represents the continued residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1958, the community had demonstrated three decades of sustained growth following Ford's establishment of the lamp plant.

The compact Minimal Traditional form reflects the practical, affordable housing that enabled working families to achieve homeownership during the late 1950s. While modest in scale, such houses provided the essential residential infrastructure that supported the community's industrial workforce. The brick chimney provides original material evidence.

The property retains integrity of location, design (Minimal Traditional form with side-gabled roof and small porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the brick chimney survives.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Neisen, 31 Dec 1925; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit; **ALSO**: City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520>; accessed 11 June 2025) parcel number 58\_092\_02\_0113\_000; citing records held by the City of Flat Rock.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Neisen to Rama, 19 February 1969; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Rama to Vorva, 29 Nov 1977; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **43**. Citing Wayne County Register of Deeds Office, Detroit.

The c. 1958 construction date places this property within the late post-WWII suburban development era, within the district's Period of Significance ending in 1975. The Minimal Traditional form with side-gabled roof, brick chimney, and small front porch remains clearly legible despite material alterations. The property contributes to understanding late-era residential development patterns serving the Village Industries community.

#### **References**

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0113\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27127 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0112_000 Lot 112 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.10544                                          | Long: -83.30081                       |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1952                                                                |
| Architectural Style     | Ranch                                                               |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Low pitch w/ front projection                                       |
| Roof Materials          | Asphalt shingles                                                    |
| Exterior Wall Materials | Brick veneer                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Aluminum                                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    |                                      |                                                                                                                                         |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                      |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:              | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Industry                                                                                                                                                        |                                                         |                                      |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1953-1975 (within district's Late Period, 1920-1975)                                                                                                                                             |                                                         |                                      |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                      |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                                                                                                                                                     | Intact <input checked="" type="checkbox"/>              | Altered <input type="checkbox"/>     | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              |                                                                                                                                                                                                     | 27127 W. Huron River Drive                              |                                      |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                                                                                                                                                     | Ervin & Mary Doede Jr.                                  |                                      |                                                                                                                                         |
| Historic Building Use                                                            |                                                                                                                                                                                                     | Single Family Residence                                 |                                      |                                                                                                                                         |
| Current Building Use                                                             |                                                                                                                                                                                                     | Single Family Residence                                 |                                      |                                                                                                                                         |
| Architect/Engineer/Designer                                                      |                                                                                                                                                                                                     | unknown                                                 |                                      |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                                                                                                                                                     | unknown                                                 |                                      |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 12 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/20

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1953 Ranch residence is a single-story dwelling on W. Huron River Drive. Constructed during the post-WWII suburban expansion, the property represents the continued residential development that characterized Flat Rock's growth during the mature Village Industries era.

The house exhibits characteristic Ranch form with single-story massing and a side-gabled roof with **front gable projection** creating visual interest. The horizontal emphasis reflects Prairie influence common in mid-century Ranch design. The roof is covered with dark gray asphalt shingles. A **brick chimney** rises from the main roof mass.

The exterior features **red brick veneer**—significant original masonry material that demonstrates quality construction typical of early 1950s suburban development. The gable end is clad in gray vinyl siding, likely a later modification. The brick extends to decorative edging in the front landscape beds, creating unified design.

A **covered porch/carport area** with white metal supports extends from the main house, providing sheltered parking and entry access. This feature reflects the automobile-oriented design characteristic of 1950s suburban housing. The windows are aluminum units, likely replacements, including a picture window on the front facade. The property features a flowering redbud tree and mulched planting beds.

Character-defining features include the brick veneer construction, Ranch massing with horizontal emphasis, front gable projection, brick chimney, covered porch/carport, and post-WWII suburban residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Ervin & Mary Doede Jr. purchased lot 112 in the Huron River Subdivision on 14 Nov 1952 from James S. & Henrietta Van Riper; and the Doedes constructed the residence thereon 27127 W. Huron River Drive about 1953.<sup>1</sup> Ervin Doede Jr. resided at 27127 W. Huron River Drive from through 1971.<sup>2</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1953 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed during the post-WWII era, this brick Ranch represents the continued residential development that served Flat Rock's industrial workforce during the mature Village Industries period. By 1953, the community had demonstrated over two decades of success following Ford's establishment of the lamp plant.

The brick veneer construction demonstrates the quality residential development that characterized Flat Rock's post-war growth. Brick Ranch houses represented a step up from basic frame construction, reflecting the prosperity that Village Industries employment had enabled. The covered porch/carport demonstrates automobile-oriented suburban planning typical of 1950s residential design.

The property retains integrity of location, design (Ranch form with brick veneer, front gable projection, and covered porch clearly legible), materials (original brick veneer intact), workmanship (visible in brick construction and chimney), setting, feeling, and association. The gable end siding and replacement windows represent minor alterations that do not significantly diminish overall integrity.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1953 construction date places this property within the post-WWII suburban development era. The brick Ranch form with front gable projection, brick chimney, and covered porch/carport remains clearly legible. The original brick veneer provides important material integrity demonstrating quality 1950s construction. The property contributes to understanding post-war residential development patterns serving the Village Industries community.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0112\_000; citing records held by the City of Flat Rock.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Vreeland to Doede, 14 November 1952; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # **42**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.



# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                               |                                                        |                                       |                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27147 W. Huron River Drive                             |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                              |                                       |                                                                                                                 |
| County                                        | Wayne County                                           |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0110_000 Lot 110 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.105488                                         | Long: -83.301132                      |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>            | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1925                                                                |
| Architectural Style     | Craftsman Bungalow                                                  |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Multi-gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Wood Frame                                                          |
| Foundation Materials    | Concrete Block                                                      |
| Window Materials        | Wood with aluminum storm                                            |
| Window Type             | Double Hung                                                         |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1 Garage (detached)                                                 |

## Eligibility

|                                                                                  |                                                                |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/>                                    | b. <input type="checkbox"/>                             | c. <input type="checkbox"/>                     | d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development                             |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1924-1975 (Late Period of Significance)                        |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input type="checkbox"/>                      | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                | Altered <input checked="" type="checkbox"/>             | Siding/Windows <input type="checkbox"/>         | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              | 27147 W. Huron River Drive                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Hiram & Matilda (nee Bodary) Dugan                             |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Single Family Residence                                        |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Built by Hiram J. Dugan                                        |                                                         |                                                 |                                                                                                                                         |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1924 Craftsman Bungalow is a substantial 2-story frame dwelling occupying a corner lot on W. Huron River Drive. Constructed four years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community and demonstrates the quality housing that characterized early Flat Rock development.

The house exhibits classic Craftsman Bungalow characteristics with a side-gabled roof and a **prominent front gable dormer** featuring paired windows. The roof displays **exposed rafter tails**—a signature Craftsman detail—visible along the eaves and at the dormer. **Decorative knee braces/brackets** support the gable overhangs, providing additional Craftsman character. The roof is covered with distinctive reddish-brown/terra cotta asphalt shingles that complement the brick elements.

The **full-width front porch** with **red brick piers and base** provides substantial masonry character and sheltered outdoor living space. The brick porch treatment demonstrates quality construction exceeding basic frame houses. The exterior above the brick base is clad in white vinyl siding.

A **brick chimney** rises from the main roof mass. The windows include **some original wood units** with multi-light upper sash alongside aluminum replacement windows—the retention of original wood windows is notable. The concrete block foundation includes basement windows. The property features **mature flowering trees** (likely crabapple) and well-maintained hedges providing formal landscape character. A **detached garage** in the rear appears to be original or early construction.

Character-defining features include the exposed rafter tails, decorative brackets, front gable dormer, red brick porch piers and base, brick chimney, some original wood windows, and pre-Village Industries Craftsman residential character.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

In 1927, Hiram J. Dugan owned lot 110 in the Huron River Subdivision in the Village of Flat Rock; and the residence thereon.<sup>1</sup> In 1939, Hiram & Matilda (nee Bodary) Dugan and family were living at 27147 HRD.<sup>2</sup> In 1930, Hiram & Matilda Dugan and family were living at 515 James Ave. [original address was on James Ave. as the house is located on a corner], Hiram was employed as a Carpenter.<sup>3</sup> In 1950, Hiram & Matilda Dugan resided at 27147 W. Huron River Drive and Hiram was working as a repair carpenter.<sup>4</sup> Hiram passed in 1955, and Matilda in 1980; the couple are interred in Michigan Memorial Park Cemetery.<sup>5</sup> On 31 October 1983, Bartelo Robert & Claudia Zichichi became the new owners of lot 110 of the Huron River Subdivision; and the residence thereon, 27147 W. Huron River Drive.<sup>6</sup>

<sup>1</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 112, entry for Hiram Dugan; original records held by Brownstown Township Historical Society.

<sup>2</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 12A, dwelling 247, for Dugan family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-ZN?cat=1036363&i=22&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 23 of 26; United States. National Archives and Records Administration.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 1, dwelling 1, for Hiram & Matilda Dugan and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-RSN?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 2 of 15; United States. National Archives and Records Administration.

<sup>5</sup> "Michigan, Obituaries, 1820-2006", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QGPY-1VGW> : accessed 12 Feb 2026), entry for Mr Hiram J Dugan and Daniel Dugan, 1955.; **ALSO**: [https://www.findagrave.com/memorial/112705176/hiram\\_joseph-dugan](https://www.findagrave.com/memorial/112705176/hiram_joseph-dugan)

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Dugan Estate to Zichichi, recorded 31 Oct 1983; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **33** > Search > image # 40 - 41. Citing Wayne County Register of Deeds Office, Detroit.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1924 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed four years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The substantial 2-story form with quality Craftsman details demonstrates the architectural sophistication present in Flat Rock before Ford's industrial investment.

The property retains significant Craftsman character through its exposed rafter tails, decorative brackets, brick porch piers, and brick chimney—features that survive despite the vinyl siding application. The retention of some original wood windows provides additional material evidence of 1920s construction. The corner lot setting with mature flowering trees and formal hedges reinforces the property's historic residential character.

The property retains integrity of location, design (Craftsman Bungalow form with exposed rafter tails, brackets, dormer, and brick porch clearly legible), workmanship (visible in brick porch and chimney, decorative brackets, surviving wood windows), setting, feeling, and association. Material integrity has been partially diminished through vinyl siding and some replacement windows, though significant Craftsman details survive.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District**.

The c. 1924 construction date places this property in the pre-Village Industries era. The substantial Craftsman Bungalow form with exposed rafter tails, decorative brackets, front gable dormer, and red brick porch remains clearly legible despite vinyl siding. The retention of original Craftsman details including rafter tails, brackets, and brick elements—along with some original wood windows—provides important character-defining features. The corner lot setting enhances the property's prominence within the district.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0110\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                                      |                                       |                                                                                                                 |
|-----------------------------------------------|------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                | 27199 Huron River Drive                              |                                       |                                                                                                                 |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                            |                                       |                                                                                                                 |
| County                                        | Wayne County                                         |                                       |                                                                                                                 |
| Assessor's Parcel #                           | 58_092_02_0004_000 Lot 4 Huron River Sub (June 1925) |                                       |                                                                                                                 |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.105507                                       | Long: -83.30173                       |                                                                                                                 |
| Ownership                                     | Private <input checked="" type="checkbox"/>          | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                                                                                                                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input checked="" type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input type="checkbox"/><br>Object <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|

**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1941                                                                |
| Architectural Style     | Minimal Traditionalist                                              |
| Building Form           | 1 Story Rectilinear                                                 |
| Roof Form               | Hipped                                                              |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Fieldstone                                                          |
| Foundation Materials    | Stone/Brick Veneer                                                  |
| Window Materials        | Aluminum                                                            |
| Window Type             | Sliding                                                             |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 1/Garage                                                            |



**Eligibility**

|                                                                                  |                                                                |                                                                                                                                                                                                     |                                                       |                                                                                                                                         |
|----------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                           | Criterion B <input type="checkbox"/>                                                                                                                                                                | Criterion C <input type="checkbox"/>                  | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         |                                                                | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                       |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/> | Non-contributing to a district <input type="checkbox"/>                                                                                                                                             | Historic District Name: Flat Rock Historical District |                                                                                                                                         |
| Not Eligible <input type="checkbox"/>                                            |                                                                |                                                                                                                                                                                                     |                                                       |                                                                                                                                         |
| Area(s) of Significance                                                          |                                                                | Community Planning and Development                                                                                                                                                                  |                                                       |                                                                                                                                         |
| Period(s) of Significance                                                        |                                                                | 1941-1975                                                                                                                                                                                           |                                                       |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                |                                                                                                                                                                                                     |                                                       |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                     | Materials <input checked="" type="checkbox"/>                                                                                                                                                       | Workmanship <input checked="" type="checkbox"/>       | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               |                                                                | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                      | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Current/Common Name                                                              |                                                                | 27199 W. Huron River Drive                                                                                                                                                                          |                                                       |                                                                                                                                         |
| Historic/Original Owner                                                          |                                                                | William & Marian Sell                                                                                                                                                                               |                                                       |                                                                                                                                         |
| Historic Building Use                                                            |                                                                | Single Family Residence                                                                                                                                                                             |                                                       |                                                                                                                                         |
| Current Building Use                                                             |                                                                | Single Family Residence                                                                                                                                                                             |                                                       |                                                                                                                                         |
| Builder/Contractor                                                               |                                                                | unknown                                                                                                                                                                                             |                                                       |                                                                                                                                         |

|             |            |             |                         |                 |
|-------------|------------|-------------|-------------------------|-----------------|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |
|-------------|------------|-------------|-------------------------|-----------------|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This c. 1941 Early Ranch residence with Prairie influence is a single-story dwelling on W. Huron River Drive. Constructed during the mature pre-WWII Village Industries era, the property represents quality residential development with exceptional original materials that distinguish it as one of the most architecturally significant properties documented in the district.

The house is constructed entirely of **reddish-brown fieldstone** laid in an ashlar pattern, creating a warm, substantial appearance. This solid masonry construction demonstrates exceptional quality and craftsmanship, reflecting regional building traditions while providing permanent, durable housing. The fieldstone extends to raised planting beds at the entrance, creating a unified design.

The building exhibits characteristic **early Ranch form** with single-story massing and a **hipped roof** creating strong horizontal emphasis. The broad, low-pitched roof with generous overhanging eaves reinforces the horizontal Prairie-influenced aesthetic. A central chimney rises from the roof mass. The roof is covered with brown asphalt shingles.

A small **covered entry porch** with decorative metal supports provides sheltered access to the front door, which features a decorative glass panel. The windows are aluminum sliding units, likely replacements. The property occupies a generous lot with mature deciduous trees and open lawn creating a parklike setting. A small garage is located on the edge of the lot.

Character-defining features include the fieldstone construction, hipped roof with horizontal emphasis, single-story Ranch massing, central chimney, raised stone planting beds, and pre-WWII residential character with exceptional material integrity.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Henry J. Bunte and Anna C. Bunte, his wife, and George W. Bunte and Ellen M. Bunte, his wife, conveyed Lot 4 in the Huron River Subdivision to Harvey L. Ferstle and Dora M. Ferstle, his wife, by Warranty Deed on July 9, 1925, recorded July 20, 1925. Building restrictions applied.<sup>1</sup>

Harvey L. Ferstle and Dora M. Ferstle, his wife, conveyed Lot 4 to Marian D. Sell by Warranty Deed, dated April 29, 1940, recorded May 2, 1940. Building restrictions applied. The deed noted the conveyance was subject to easements over the rear 6 feet of the lot.<sup>2</sup> In 1942, Mrs. Marian Sell owned lot 4 in the Huron River Subdivision in the Village of Flat Rock; and the residence thereon, 27199 W. Huron River Drive.<sup>3</sup> In 1950, William & Marian Sell and son resided at 27199 WHRD; and William worked as conductor at railroad.<sup>4</sup>

Joseph M. Feistamel and Marian D. (formerly Sell) Feistamel, his wife, conveyed Lot 4 to Elmer H. Brandt and Marcella S. Brandt, his wife, by Warranty Deed on March 21, 1961, recorded March 22, 1961.<sup>5</sup> Elmer H. Brandt and Marcella S. Brandt, his wife, took out a mortgage from Archie T. & Martha Beebe, his wife, as joint tenants and not as tenants in common, with full rights of survivorship, recorded October 8, 1962, on Lot 4 and other lands. This mortgage was later discharged. E.H. & Marcella S. Brandt resided at 27199 W. Huron River Drive from 1965 through 1971.<sup>6</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Ferstle, 20 July 1925; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Bunte to Ferstle, 20 July 1925; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **3**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>3</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 329, entry for Mrs. Marian Sell; original records held by Brownstown Township Historical Society.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 2, dwelling 16, for William & Marian Sell and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-R39?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 3 of 15; United States. National Archives and Records Administration.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Huron River Sub, 1924 – 2026; Feistamel to Brandt, 22 March 1961; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: **31** > Search > image # **12**. Citing Wayne County Register of Deeds Office, Detroit.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for W. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1941 property is recommended as Contributing to the Flat Rock Historical District with potential Individual Eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture. Constructed in 1941, this Ranch house represents pre-war residential development during the mature Village Industries era. By 1941, Ford's lamp plant had operated for over a decade, and Flat Rock had established itself as a stable suburban-industrial community. The property is significant as an early example of Ranch house design—a style that would dominate post-war suburban construction but was still emerging in the early 1940s. The distinctive fieldstone exterior demonstrates quality construction reflecting regional building traditions, providing exceptional material integrity and honest expression of craftsmanship rarely found in the district. The single-story massing, hip roof configuration, and horizontal emphasis represent the emerging Ranch aesthetic before it became ubiquitous after WWII, demonstrating Flat Rock residents' participation in contemporary architectural trends.

The property retains excellent integrity in all seven aspects. The original fieldstone construction, early Ranch form, and suburban setting remain intact, clearly conveying the property's significance as pre-war residential development. The c. 1941 construction date and fieldstone Ranch design make this property a valuable contributor demonstrating both architectural innovation and quality construction during the mature pre-war Village Industries era.

This property is recommended as **CONTRIBUTING to the Flat Rock Historical District with potential Individual Eligibility** for the National Register under Criteria A and C.

The c. 1941 construction date places this property within the mature pre-WWII Village Industries era. The early Ranch form with fieldstone construction represents both architectural innovation and exceptional material quality. The property's outstanding integrity—with original fieldstone walls, raised stone planting beds, and characteristic Ranch massing intact—makes it one of the best-preserved and most architecturally significant properties documented in the district. The early adoption of Ranch design combined with quality fieldstone construction distinguishes this property and supports potential individual National Register eligibility.

### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_02\_0004\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                               |                                             |                                       |                                       |                                         |                                   |
|-----------------------------------------------|---------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                | 27397 Huron River Drive                     |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                | Flat Rock, Michigan 48134                   |                                       |                                       |                                         |                                   |
| County                                        | Wayne County                                |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                           | 58_092_99_0011_000                          |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6th decimal point) | Lat: 42.105683                              | Long: -83.30184                       |                                       |                                         |                                   |
| Ownership                                     | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>    |
| Residential <input checked="" type="checkbox"/>                    |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input type="checkbox"/>                                     |                                    |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1998                                                                |
| Architectural Style     | Colonial Revival                                                    |
| Building Form           | 1.5 Story Rectilinear                                               |
| Roof Form               | Multi-gabled                                                        |
| Roof Materials          | Asphalt Shingles                                                    |
| Exterior Wall Materials | Brick Veneer                                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Vinyl Windows                                                       |
| Window Type             | Casement                                                            |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                                                                                                                                                |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                                                                                                                                           |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                                                                                                                                                |
| Component of a Historic District                                                 | Contributing to a district <input type="checkbox"/>                                                                                                                                                 | Non-contributing to a district <input checked="" type="checkbox"/>                                                                                                             |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Area(s) of Significance                                                          | n/a                                                                                                                                                                                                 |                                                                                                                                                                                |
| Period(s) of Significance                                                        | n/a                                                                                                                                                                                                 |                                                                                                                                                                                |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                                                                                                                                                |
| Location <input type="checkbox"/>                                                | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input type="checkbox"/> Moved <input type="checkbox"/> Date(s):                                                                                                       |
| Current/Common Name                                                              | 27397 W. Huron River Drive                                                                                                                                                                          |                                                                                                                                                                                |
| Historic/Original Owner                                                          | Hazel Bunte Cunliffe                                                                                                                                                                                |                                                                                                                                                                                |
| Historic Building Use                                                            | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                |
| Current Building Use                                                             | Single Family Residence                                                                                                                                                                             |                                                                                                                                                                                |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



### **Narrative Architectural Description**

Provide a detailed description of the property, including all character defining features and any accessory resources.

The residence presents as a one-and-one-half story neo-traditional house that exemplifies the late 20th-century residential architecture characterized by the revival of historical design elements and materials. The building exhibits a complex massing with multiple gabled roof forms that create visual interest while reflecting the neo-eclectic design principles that influenced residential construction during the 1990s. The structure demonstrates substantial construction using a combination of brick and wood shingle materials that reflect contemporary preferences for traditional materials and textures. A prominent covered front porch extends across a significant portion of the facade, creating outdoor living space while establishing a welcoming residential character that connects to historical porch traditions.

The building features a complex roof system with multiple gabled forms constructed with asphalt shingles in a medium gray color that provides visual cohesion across the varied roof planes. The roof configuration includes a prominent front-facing gable with shed dormers that provide natural light and usable space for the upper level while creating architectural interest through the interplay of different roof forms. The roof exhibits substantial eaves with coordinated trim elements that reflect contemporary construction standards while referencing traditional residential design principles.

The exterior walls demonstrate a sophisticated combination of materials that reflects late 20th-century preferences for textural variety and traditional construction references. The lower portion features red brick construction that provides substantial appearance and durability while referencing historical building traditions. The upper portions are clad in wood shingles that create textural interest and reflect the Colonial Revival influences that characterized neo-traditional residential design during the 1990s. This material combination creates visual hierarchy and demonstrates the construction approaches that characterized quality residential development during the late 20th century.

The window arrangement demonstrates contemporary interpretations of traditional window styling, with double-hung sash units and decorative glazing patterns that reference historical precedents while incorporating modern materials and construction techniques. The windows appear to include transom lights and sidelights at the main entrance that create architectural sophistication while maximizing natural light. The window placement and proportions reflect contemporary planning principles adapted to serve modern family living requirements while maintaining traditional aesthetic references.

The main entrance is enhanced by a substantial covered front porch supported by columns that creates a prominent architectural feature while providing outdoor living space and weather protection. The porch structure includes decorative railings and trim elements that reflect traditional residential design while serving contemporary lifestyle preferences. The entrance configuration includes decorative glazing and trim elements that demonstrate the attention to architectural detail that characterized quality residential construction during the late 20th century.

The property occupies a distinctive riverfront lot that provides direct access to the Huron River, reflecting the premium residential sites that became available for development as Flat Rock evolved. The front yard includes maintained lawn areas and foundation plantings that integrate the building with its natural setting while reflecting contemporary landscape preferences. The riverfront location provides unique setting characteristics that distinguish this property from typical suburban residential development.

The property appears to include residential infrastructure appropriate to late 20th-century suburban living, though the riverfront setting may limit certain types of accessory development. The site organization reflects contemporary planning principles that emphasize the relationship between house and natural setting while accommodating modern residential function requirements.

## History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

Built by Hazel Bunte Cunliffe – daughter of Henry Bunte who built the Huron Valley Cemetery and was owned by Hazel for many years. Hazel built the home across the street from the cemetery and on the shore of the Huron River. She was the former Clerk for Brownstown Township. Her family also owned a tractor business and when Hazel died her casket was pulled on a flat bed trailer by a tractor from the church to the cemetery.<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

**The property at 27397 W. Huron River Drive is not recommended as a contributing resource to the Flat Rock Historic District due to its 1998 construction date falling twenty-six years outside the Late Period of Significance (1920-1975) and its failure to demonstrate connection to the historical development patterns that define the district's significance.**

This 1998 neo-traditional house represents residential development that occurred well after the conclusion of Flat Rock's Late Period of Significance, which ended with the construction of the Michigan Casting Center in 1972. The property reflects contemporary residential construction that occurred during a period when Flat Rock had evolved beyond its historically significant phases of development as a suburban-industrial community shaped by Henry Ford's Village Industries program. **The dwelling's construction twenty-six years after the end of the Late Period of Significance places it outside the chronological boundaries that define the district's historical importance and removes it from association with the community development patterns that justify district designation.**

While the riverfront location connects the property to the Huron River that served as the geographic foundation for both the Early Period (1834-1922) and Late Period (1920-1975) of Significance, the 1998 construction date represents development that occurred during Flat Rock's contemporary period rather than during the historically significant phases that transformed the community from rural agricultural settlement to suburban-industrial center.

### Evaluation Under National Register Criteria

The property fails to meet National Register eligibility requirements under any of the four evaluation criteria due to its construction occurring outside the periods of significance that define the Flat Rock Historic District. Under Criterion A, while the building represents continued residential development along the Huron River, **it lacks association with the events that made significant contributions to Flat Rock's historical development, specifically the agricultural community establishment during the Early Period or the industrial transformation during the Late Period that Henry Ford's Village Industries program initiated.**

Under Criterion B, no evidence suggests association with persons significant to Flat Rock's development during either historically significant period. Under Criterion C, while the building demonstrates quality construction and neo-traditional architectural design, **it represents late 20th-century residential architecture that occurred after the conclusion of the historically significant development periods and lacks the architectural importance that would justify individual recognition.**

Under Criterion D, the property demonstrates minimal potential for yielding information important to understanding the historical development patterns that defined Flat Rock's transformation during the Early and Late Periods of Significance.

### Evaluation of Integrity

While the property appears to retain physical integrity as a late 20th-century residential building, **the integrity assessment is not applicable for National Register evaluation due to the property's construction occurring outside the periods of significance that define the historic district.** The building's integrity relates to contemporary residential development rather than to the historically significant agricultural or industrial development patterns that characterize the district's importance.

<sup>1</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

#### Historic District Considerations and Temporal Boundaries

**Within the proposed Flat Rock Historic District, this property would be classified as non-contributing due to its construction occurring twenty-six years after the conclusion of the Late Period of Significance.** The district's significance centers on the transformation from rural agricultural community established during the Early Period through the suburban-industrial development that Henry Ford's Village Industries program initiated and that concluded with the Michigan Casting Center construction in 1972. **This 1998 property represents contemporary development that occurred after the completion of the historically significant community transformation and lacks association with the periods that justify district designation.**

The Late Period of Significance encompasses the fifty-year community evolution from Henry Ford's Village Industries establishment in 1922 through the industrial maturation represented by the Michigan Casting Center completion in 1972. Properties constructed after 1972 fall outside this period of significance and cannot contribute to the historical narrative that justifies district recognition, regardless of their individual architectural merit or site characteristics.

**This property should be documented as non-contributing to the proposed Flat Rock Historic District due to its construction occurring outside the established Periods of Significance and its lack of association with the historical development patterns that justify district designation.** The building's 1998 construction date places it well beyond both the Early Period (1834-1922) and Late Period (1922-1972) that define Flat Rock's historical importance.

**The property's location on the Huron River, while geographically significant to the district's development, cannot overcome the temporal separation from the periods of significance that define the district's historical importance.** Standard SHPO evaluation procedures would result in a determination of "not eligible" due to the building's construction occurring outside the chronological boundaries that justify historic district designation.

**Historic district planning should focus on properties constructed during the Early and Late Periods of Significance that demonstrate connection to Michael Vreeland's agricultural community establishment or Henry Ford's industrial transformation, and preservation resources should be directed toward properties that contribute to understanding Flat Rock's historically significant development phases rather than contemporary construction that postdates the periods that define the district's significance.** This property, despite its riverfront location and quality construction, cannot contribute to the historical narrative that justifies district recognition due to its construction occurring after the conclusion of Flat Rock's historically significant community transformation.

#### References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by parcel number 58\_092\_99\_0011\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**



|                                                           |                                                                           |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | NVA # 1A– Inkster [STRUCTURE – Huron Valley Cemetery Mausoleum]           |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                 |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                              |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_03_0021_000 Lot 23 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.108185                                                            |                                       | Long: -83.303077                      |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                               | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                         |                                               |
|---------------------------------------------------------|-----------------------------------------------|
| Building <input type="checkbox"/> select sub-type below | Structure <input checked="" type="checkbox"/> |
| Commercial <input type="checkbox"/>                     | Object <input type="checkbox"/>               |
| Residential <input type="checkbox"/>                    |                                               |
| Industrial <input type="checkbox"/>                     |                                               |
| Other <input type="checkbox"/>                          |                                               |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1929                                                                |
| Architectural Style     | Classical Revival                                                   |
| Building Form           | Rectilinear Monument                                                |
| Roof Form               | Flat                                                                |
| Roof Materials          | Stone/Granite Cap                                                   |
| Exterior Wall Materials | Ashlar Cut granite (West Rutland, Vermont)                          |
| Foundation Materials    | Graanite                                                            |
| Window Materials        | n/a                                                                 |
| Window Type             | n/a                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Architecture; Art; Archaeology (Native American)                                                                                                                |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1929-1975 (Late Period of Significance)                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Huron Valley Mausoleum Vault                                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Henry & Anna C. Bunte and George & Ellen Mae Bunte                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Funerals and vault burials                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Funerals and vault burials                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Henry Bunte                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Henry Bunte                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Sep 2025 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/201

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Huron Valley Cemetery Mausoleum is a Classical Revival funerary structure commissioned in 1929, located within the Huron Valley Cemetery at 27330 W. Huron River Dr. in Flat Rock. The mausoleum contains 100 crypts and is constructed entirely of marble and granite quarried in West Rutland, Vermont. It is the only community mausoleum in the immediate area and represents a significant civic investment during the early success phase of Ford's Village Industries.

The structure presents a compact rectangular plan with monumental proportions achieved through heavy ashlar-cut granite construction. The walls are composed of large, precisely dressed blocks of gray granite laid in regular coursed ashlar, exhibiting the cool blue-gray coloration characteristic of Vermont granite. The stone surfaces are bush-hammered or thermal-finished, creating a uniform matte texture across all elevations.

The principal facade features a recessed entrance portico framed by square granite piers or pilasters supporting a heavy entablature and stepped parapet above. Two bronze doors provide access to the interior crypt chamber — these original doors represent significant decorative metalwork and are a primary character-defining feature. The entrance composition follows Classical proportions with the heavy stone surround creating a monumental frame appropriate to the funerary function.

The roofline terminates in a stepped parapet or cornice treatment that rises above the wall plane, creating a strong geometric silhouette. The parapet detailing reinforces the Classical character and provides visual weight to the composition. The flat roof is capped with granite.

The mausoleum is situated within the cemetery grounds surrounded by mature arborvitae flanking the entrance and mature deciduous trees providing canopy shade. Memorial benches are positioned in front of the structure. The cemetery setting with its organized burial plots and mature landscape provides an appropriate commemorative context.

At a construction cost of \$2,200 in 1929 (approximately \$40,000 in 2025 dollars), the mausoleum represented a substantial community investment in permanent funerary infrastructure. The decision to commission a 100-crypt mausoleum using premium Vermont marble and granite with bronze doors demonstrates both civic ambition and the economic confidence that Ford's Village Industries had generated in Flat Rock by the late 1920s.

According to Bunte family records, during site preparation for the mausoleum, the family discovered Native American burials in the area. The family notes document that these artifacts were carefully and respectfully gathered and re-interred beneath the mausoleum. This account indicates the site was used for burial purposes by indigenous peoples prior to Euro-American settlement, consistent with known patterns of Native American habitation along the Huron River corridor. The presence of re-interred Native American remains beneath the structure adds significant archaeological sensitivity to the property and connects the site to pre-contact occupation of the Huron River valley.

Character-defining features include the ashlar-cut Vermont granite and marble construction, Classical Revival entrance portico with square piers and entablature, two original bronze entrance doors, stepped parapet/cornice, flat granite-capped roof, 100-crypt interior, monumental proportions, and cemetery setting within the Huron Valley Cemetery.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The vault holds 100 caskets. The top rows are mostly empty and can only be used for cremations. New caskets are bigger and will not fit in the smaller spaces. The doors are solid brass.

“Huron Valley Cemetery better known as Bunte Cemetery was started in 1929 [sic] by Henry J. Bunte. This area was a big sand hill covered by briar and berry bushes. Mr. Bunte leveled the hill and in doing so, found evidence of this having been an old native burial ground. There were tomahawks, arrow heads and all sort of Indian trinkets which the Indians buried with their dead. When this area was all graded and leveled then plots were laid out and landscaping was done, lots were sold and the Huron Valley Cemetery was established.



In 1929 Bunte built a marble and granite mausoleum with 100 crypts. The marble and granite came from West Rutland, Vermont. The two bronze doors on the front of the Mausoleum cost \$2,200.”<sup>1</sup>

Family lore states that Henry Bunte buried the unearthed Huron/Wyandot artifacts under the mausoleum so they would not be disturbed.

Henry J. Bunte & Anna C. Bunte, his wife, and George W. Bunte & Ellen M. Bunte, his wife, conveyed Lots 55 & 56, to the Huron Valley Cemetery Co., a Michigan Corporation, by Warranty Deed on September 25, 1925, recorded October 25, 1925.<sup>2</sup>

A Probate File for the Estate of Henry J. Bunte, deceased, was filed April 6, 1954. The Inventory was filed September 25, 1954, reciting Lot 23. The heirs were listed as: Anna C. Bunte, widow; Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henrietta Bunte Van Riper, daughters.<sup>3</sup>

Hazel Bunte Cunliffe, Margaret Bunte Mills, and Henriette Bunte Van Riper conveyed Lot 23 to Huron Valley Cemetery Company by Quit Claim Deed on August 31, 1954, recorded September 15, 1954.<sup>4</sup> Henry Bunte’s daughter, Hazel Bunte Cunliffe, ran the Huron Valley Cemetery until her death.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property’s eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The Huron Valley Cemetery Mausoleum is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture, with Criteria Consideration D acknowledged for cemetery properties.

Criterion A - Community Planning and Development: Commissioned in 1929, this mausoleum represents a significant investment in permanent civic infrastructure during the early success phase of Ford's Village Industries in Flat Rock. The decision to construct a 100-crypt community mausoleum using premium Vermont marble and granite demonstrates the economic confidence and institutional maturity that Ford's industrial transformation had generated by the late 1920s. As the only community mausoleum in the local area, it reflects Flat Rock's aspiration to provide civic amenities comparable to larger communities — an ambition enabled by Village Industries prosperity.

Criterion C - Architecture: The mausoleum is a distinctive example of Classical Revival funerary architecture executed in premium materials. The ashlar-cut Vermont granite construction, columned entrance portico, original bronze doors, and monumental proportions demonstrate skilled design and craftsmanship that exceed the typical building standards of a small Michigan community during the late 1920s. The use of marble and granite specifically sourced from West Rutland, Vermont — a nationally recognized center for dimensional stone — reflects both the quality of materials specified and the economic resources available to Flat Rock at this period.

Criteria Consideration D - Cemeteries: While cemetery properties ordinarily require special justification for National Register eligibility, this mausoleum derives its significance from its architectural distinction (Criterion C), its role as civic institutional infrastructure (Criterion A), and the archaeological sensitivity of the site (Criterion D), rather than from its association with individual burials. It qualifies under Criteria Consideration D as a property that derives its primary significance from architectural distinction, historical importance, and information potential.

Criterion D - Information Potential (Archaeology): According to Bunte family records, construction of the mausoleum in 1929 revealed Native American burials at the site. The remains and associated artifacts were

<sup>1</sup> [Anonymous], “Bunte Family,” **folder:** “Bunte Family Genealogy,” vertical files, item 3, page 2, held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; Bunte & Bunte to Huron Valley Cemetery Co., 25 Oct 1925, pg. 6-1-64; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor’s Brownstown Plat No. 1, 1940 – 2026; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **73** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 23 inclusive of Supervisor’s Brownstown Plat No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 73, on 14 September 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-14-1 through 6A-14-11.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Supervisor’s Brownstown Plat No. 1, 1940 – 2026.



carefully and respectfully gathered and re-interred beneath the mausoleum. The documented presence of pre-contact indigenous burials along the Huron River corridor is consistent with known patterns of Native American habitation in the region and indicates the site has significant archaeological sensitivity. The re-interred remains beneath the mausoleum represent a potentially important archaeological resource that may yield information about pre-contact occupation of the Huron River valley. Any future ground disturbance at or near this site should involve consultation with the Michigan SHPO, the relevant tribal historic preservation offices, and compliance with the Michigan Indian Burial and Antiquities Act (MCL 324.76101–76118).

Integrity Assessment: The mausoleum retains excellent integrity across all seven aspects. Location is intact within the Huron Valley Cemetery. Design integrity is outstanding — the Classical Revival form, columned entrance, stepped parapet, and monumental proportions are completely preserved. Materials integrity is excellent, with original Vermont marble and granite construction and original bronze entrance doors intact; stone construction of this quality is inherently durable and resistant to deterioration. Workmanship is evident in the precisely dressed ashlar granite, Classical detailing, and bronze door craftsmanship. Setting is preserved within the mature cemetery landscape. Feeling and association are strong, with the monumental Classical form and premium materials conveying the civic ambition and prosperity of Flat Rock's early Village Industries period.

This mausoleum is recommended as CONTRIBUTING to the Flat Rock Historical District and may also merit consideration for individual eligibility under Criteria A, C, and D.

The 1929 commission date, Vermont marble and granite construction, original bronze doors, Classical Revival design, and 100-crypt capacity make this a unique civic resource within the district. As the only community mausoleum in the local area, it represents an exceptional level of civic investment and architectural ambition for a small Michigan community — directly attributable to the prosperity generated by Ford's Village Industries. The documented presence of re-interred Native American remains beneath the structure adds significant archaeological sensitivity and connects the site to pre-contact indigenous occupation of the Huron River corridor. Excellent integrity across all seven aspects with no alterations makes this one of the most intact and historically significant resources in the district.

Note: Any future ground disturbance at or near this site should involve consultation with the Michigan SHPO, relevant tribal historic preservation offices, and compliance with the Michigan Indian Burial and Antiquities Act (MCL 324.76101–76118).

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                           |                                                  |                                                                                                                 |
|-----------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | NVA# 1B W. Huron River Drive [SITE – Oak Forest Cemetery]                 |                                                  |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                 |                                                  |                                                                                                                 |
| County                                                    | Wayne County                                                              |                                                  |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_01_0062_000 Lot 62 Supervisor's Brownstown Plat No. 1 (Sept. 1940) |                                                  |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.104323                                                            | Long: -83.298628                                 |                                                                                                                 |
| Ownership                                                 | Private <input type="checkbox"/>                                          | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| Building <input type="checkbox"/> select sub-type below | Structure <input type="checkbox"/>       |
| Commercial <input type="checkbox"/>                     | Object <input type="checkbox"/>          |
| Residential <input type="checkbox"/>                    |                                          |
| Industrial <input type="checkbox"/>                     |                                          |
| Other <input type="checkbox"/>                          | Site <input checked="" type="checkbox"/> |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1830                                                                |
| Architectural Style     | Cemetery                                                            |
| Building Form           | n/a                                                                 |
| Roof Form               | n/a                                                                 |
| Roof Materials          | n/a                                                                 |
| Exterior Wall Materials | n/a                                                                 |
| Foundation Materials    | n/a                                                                 |
| Window Materials        | n/a                                                                 |
| Window Type             | n/a                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            | none                                                                |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development; Military Hist; Exploration/Settlement; Funerary                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1810-1975                                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input type="checkbox"/>                                                                                                                                                                     | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Oak Forest Cemetery                                                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | Oak Forest Cemetery                                                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Brownstown Township/Village of Flat Rock                                                                                                                                                            |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Funerary                                                                                                                                                                                            |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Funerary                                                                                                                                                                                            |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Oak Forest Cemetery occupies a parcel on W. Huron River Drive in Flat Rock, established c. 1818 on land donated by Nancy Stoeplet Vreeland, widow of Elias Vreeland, son of community founder Michael Vreeland. The cemetery predates the formal platting of Flat Rock by two decades, making it among the oldest cultural resources in the community and a direct physical link to the Vreeland family's founding settlement along the Huron River.

The cemetery contains marked burials spanning from the early nineteenth century through the present, with grave markers ranging from early hand-carved stone tablets through Victorian-era monuments to modern granite headstones. Military markers are present for veterans of five conflicts: the War of 1812, the Civil War, the Spanish-American War, World War I, and World War II. The cemetery grounds are characterized by mature tree canopy consistent with the "Oak Forest" name, maintained turf, and a traditional grid layout of burial plots accessed by internal pathways. A gateway marker bearing the name "Oak Forest Cemetery" and the establishment date identifies the entrance from W. Huron River Drive.

The cemetery's location on W. Huron River Drive places it within the historic corridor that formed the spine of Michael Vreeland's original settlement, oriented to the Huron River that drew the earliest settlers to the area. The surrounding context includes residential development from the district's 1920–1975 period of significance, establishing the cemetery as a fixed landmark around which the community grew.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Land deeded from Elias & Nancy Vreeland to the Brownstown School District No. 1 [!] donating the land for the Oak Forest Cemetery formally through Wayne County, Michigan, on 14 May 1844.<sup>1</sup>

"Land was donated to the city as a burial ground at no cost to be buried there. There are many Vreelands buried here and over 20 Veterans from the war of 1812, Civil War, Spanish American War and into World War II. Most significant Walter Wallace whose body was brought back from Gettysburg and buried here. Also Dr. Near and Turner, Mr. Munger from the museums Munger General Store."<sup>2</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Oak Forest Cemetery is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development, Military History, and Exploration/Settlement, with Criteria Consideration D applied for cemeteries that derive their primary significance from association with historic events or broad patterns of history rather than from their association with the deaths of specific individuals.

The cemetery's c. 1818 establishment by the Vreeland family makes it one of the earliest cultural resources in Flat Rock, predating both the formal platting of the community in 1838 by the Gibraltar & Flat Rock Land Company and the 1823 date traditionally associated with Michael Vreeland's founding. Nancy Stoeplet Vreeland's donation of the land directly ties the cemetery to the founding family and documents the establishment of communal institutions that transformed a frontier homestead into a permanent settlement. The presence of Elias D. Vreeland (1791–1846), a War of 1812 veteran and son of Michael Vreeland, among the interments reinforces this founding-era connection.

The cemetery's military burials document Flat Rock's participation in American conflicts across more than a century. War of 1812 veterans Jonathan Metcalf and Elias D. Vreeland represent the earliest settlement

<sup>1</sup> Wayne County (Michigan), Deeds, vol. 75, 1858-1859; Vreeland to Brownstown School District No. 1, vol. 75, pg. 141, recorded, 1 May 1844; imaged, FamilySearch.org <https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37N-SSNV-4?cat=koha%3A244568&i=75&lang=en> : accessed 26 Feb 2026; FHL # 008581342, image 76 of 741; Registrar's Office, Detroit.

<sup>2</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

generation. Civil War interments are extensive, including members of the 24th Michigan Infantry — the famed "Iron Brigade" regiment that suffered catastrophic casualties at Gettysburg — such as William A. Armstrong, who lost his right arm there; Lieutenant Walter H. Wallace, killed by shell fragment on the first day of battle and recovered from Pennsylvania by his father; Edwin S. Delong, killed at the Wilderness; and Benjamin W. Pierson, who served as Wagoneer. Other Civil War veterans served in Michigan cavalry, infantry, and Pennsylvania units, reflecting the community's broad contribution to the Union cause. Spanish-American War veteran George B. Mettler participated in the assault on San Juan Hill before dying of disease at Camp Wikoff. World War I and World War II veterans including Arthur E. Tann and John S. Vreeland — the latter a Purple Heart recipient who served in the South Pacific — extend the military narrative into the twentieth century.

Beyond military significance, the cemetery contains interments of individuals central to Flat Rock's civic development: Dr. John L. Near, who served as physician to the community for twenty-five years on horseback and held consular appointments under Presidents Lincoln and Grant; Cornelius G. Munger, founder of Munger General Store in 1875; and Wesley B. Littlefield, who served as Postmaster and Justice of the Peace. These burials document the professional and commercial leadership that sustained the community from its agricultural origins through the industrial transformation of the twentieth century.

The cemetery retains excellent integrity across all seven aspects. Location is unchanged since c. 1818. Design integrity is strong, with the traditional cemetery layout, burial plot organization, and internal circulation preserved. Materials and workmanship are evident in the range of grave markers spanning two centuries of funerary art and craft, from early stone carving through Victorian monument work to twentieth-century granite fabrication. Setting is intact within the W. Huron River Drive corridor, where the cemetery maintains its historic relationship to the surrounding community. Feeling and association are exceptionally strong — the cemetery immediately conveys its function and historic character, and its continuous use since the founding era creates an unbroken associative link to every phase of Flat Rock's development.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** Oak Forest Cemetery is among the oldest cultural resources in Flat Rock, established c. 1818 by the Vreeland founding family on W. Huron River Drive. The cemetery documents the full arc of the community's development from frontier settlement through the Village Industries era, with interments spanning the War of 1812 through World War II and including civic leaders, veterans, and members of the founding Vreeland family. Excellent integrity across all seven aspects and the direct association with Flat Rock's founding and sustained community development make this a significant Contributing resource under Criterion A with Criteria Consideration D.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0062\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



|                                                           |                                                                       |                                                  |                                       |                                         |                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | NVA# 1C- W. Huron River Drive [STRUCTURE – Huron Dam] <b>AT-RISK!</b> |                                                  |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                             |                                                  |                                       |                                         |                                   |
| County                                                    | Wayne County                                                          |                                                  |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_092_99_0012_000                                                    |                                                  |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.099900                                                        | Long: -83.295659                                 |                                       |                                         |                                   |
| Ownership                                                 | Private <input type="checkbox"/>                                      | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                    |                                               |
|--------------------------------------------------------------------|-----------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input checked="" type="checkbox"/> |
| Commercial <input type="checkbox"/>                                | <b>AT-RISK!</b>                               |
| Residential <input type="checkbox"/>                               |                                               |
| Industrial <input type="checkbox"/>                                | Object <input type="checkbox"/>               |
| Other <input type="checkbox"/>                                     |                                               |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1922                                                                |
| Architectural Style     | Modern Movement                                                     |
| Building Form           |                                                                     |
| Roof Form               | N/A                                                                 |
| Roof Materials          | N/A                                                                 |
| Exterior Wall Materials | N/A                                                                 |
| Foundation Materials    | N/A                                                                 |
| Window Materials        | N/A                                                                 |
| Window Type             | N/A                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input checked="" type="checkbox"/>         | Criterion C <input checked="" type="checkbox"/> | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | 1922                                                                                                                                                                                                |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | Architecture, Engineering, & Industry                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Ford Village Industries Lamp Plant - Huron River Dam                                                                                                                                                |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | Huron River Dam                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Henry Ford                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Hydroelectric power generation for the Lamp Factory                                                                                                                                                 |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Rail road bridge for CN Rail                                                                                                                                                                        |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | Albert Kahn & W. G. Clark                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | Stone & Webster Construction Division                                                                                                                                                               |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Flat Rock Dam is a reinforced-concrete gravity dam spanning the Huron River at the point where West Huron River Drive crosses the river in the City of Flat Rock, Wayne County, Michigan. The dam was constructed during 1921 and 1922 by the Stone & Webster Construction Division of Stone & Webster, Inc. as an integral component of Henry Ford's village industries complex at Flat Rock, designed by Albert Kahn Associates with consulting engineer W.G. Clark.

The structure is approximately 385 feet in length and spans the full width of the Huron River from the west bank — where the Ford Motor Company Lamp Factory's Power House stands — to the east bank at Huron River Drive, where the Water Filtration Plant is situated. The dam is largely a submerged spillway, with the crest controlling the water level of an approximately 250-acre impoundment upstream. The structure served four simultaneous purposes at the time of its construction: hydroelectric power generation for the Lamp Factory, water retention for the filtration plant, railroad bridge for the Detroit, Toledo & Ironton Railroad, and roadway for automobile passage between the factory on the west bank and the village on the east bank. This integration of industrial, transportation, and civic infrastructure in a single structure is the dam's most distinctive engineering characteristic.

The dam incorporates a head race on its upstream side and a tail race on its downstream side. The tail race runs along the western edge of the island (now Huroc Park), carrying water from the dam through the Power House of the Lamp Factory, where turbines originally generated approximately 700 kilowatts of electricity. The construction of the dam and tail race created the island in its present form by channeling the river's flow through two parallel courses — the natural channel on the east and the engineered race on the west.

A vehicular and railroad bridge is carried atop the dam structure. The railroad portion originally served the Detroit, Toledo & Ironton Railroad, which Henry Ford controlled from 1920 to 1929. The bridge is currently owned by CN Rail. A fish ladder was added at the dam in the late 1990s. The bridge is in deteriorated condition, with concrete spalling and cracking, exposed rebar, and concrete deterioration throughout, as documented in the 2023–2025 feasibility study conducted by the Huron-Clinton Metropolitan Authority.

A second, smaller structure known as the Huroc Dam — a low-head dam — is located just downstream of the Flat Rock Dam. Together, the two dams restrict fish passage on the Huron River.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A dam existed on the Huron River at or near this location from at least the 1830s, when the Vreeland family established water-powered milling operations on Lot 86. The 1836 sale of the mill privileges by Michael and Jacob Vreeland to Joshua Howard and Phineas Davies for \$17,000 included the mill, dam, and race way.<sup>1</sup> By 1849, deeds describe the dam, race way, and fractional water power rights as distinct features of the property, and for the next seventy years the dam and its associated water rights were divided, traded, mortgaged, litigated, and foreclosed upon across dozens of transactions involving the Children, Worth, Metler, Diekman, and Nellis families.<sup>2</sup>

Henry Ford acquired the dam and all associated water power rights through a series of deeds in 1921.<sup>3</sup> The July 12, 1921 deed from Virginia C. Metler and the August 6, 1921 deed from the Flat Rock Manufacturing Company both conveyed all flowage and water power rights running with the property and the explicit right to raise the mill pond elevation from 587 feet to 590 feet above sea level.<sup>4</sup> Ford demolished the existing mill dam and constructed the present structure during 1921 and 1922.<sup>5</sup> The Stone & Webster Construction Division, the same firm that designed and installed hydroelectric equipment at Ford's village industry plants in Saint Paul, Minnesota; Green Island, New York; and Iron Mountain, Michigan, carried out the work.<sup>6</sup>

The dam served as the power source for the Lamp Factory from its completion in 1922 until production ceased in 1950.<sup>7</sup> On January 31, 1950, Ford conveyed the 20.8-acre island created by the dam and tail race to the Village of Flat Rock for park purposes.<sup>8</sup> On August 16, 1951, Ford conveyed over 114 acres of surrounding land, including the dam itself, to the Huron-

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985..

<sup>6</sup> Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

<sup>7</sup> Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," July 24, 2007.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.



Clinton Metropolitan Authority.<sup>9</sup> The dam has remained in HCMA ownership since 1951, maintained primarily to preserve the approximately 250-acre impoundment upstream for recreational use.<sup>10</sup> The vehicular/railroad bridge atop the dam passed through the succession of railroad companies that operated the DT&I line and is currently owned by CN Rail.

The Michigan Department of Environment, Great Lakes, and Energy has classified the Flat Rock Dam as a "high hazard potential" dam, indicating a structure located in an area where failure may cause serious damage to critical infrastructure, critically harm the environment, or cause potential loss of life.<sup>11</sup> In 2022, the Huron-Clinton Metropolitan Authority, in partnership with the Michigan Department of Natural Resources, the Great Lakes Fishery Commission, the Huron River Watershed Council, and the City of Flat Rock, secured a National Oceanic and Atmospheric Administration grant to conduct a feasibility study for alternative options for the dam.<sup>12</sup> The draft study, released in February 2025, considered four alternatives ranging from no action to full removal.<sup>13</sup> On August 14, 2025, the HCMA executive team recommended partial removal and replacement with rock arch rapids.<sup>14</sup> The proposal generated significant community opposition, including a "Save the Flat Rock Dam" Facebook group with over 2,500 members and a petition drive. On September 11, 2025, the HCMA Board of Commissioners authorized its attorneys to enter negotiations to sell the dam to the City of Flat Rock for \$5, with \$4.5 million in additional funds for maintenance. On November 17, 2025, the Flat Rock City Council approved a letter of intent to purchase the dam, with a proposed purchase agreement and 60-day due diligence period to follow.<sup>15</sup>

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The Flat Rock Dam is significant under Criterion A for its association with the broad patterns of industrial development and community planning in Flat Rock, under Criterion B for its direct association with Henry Ford's village industries program, and under Criterion C as a distinctive example of early twentieth-century multi-purpose dam engineering. The areas of significance are Engineering, Industry, Transportation, and Community Planning and Development, with a period of significance of 1921 to 1951.

The Flat Rock Dam is the keystone structure of the Ford village industries complex at Flat Rock. The factory, the filtration plant, the island park, the mill race, and the hydroelectric power system all depend upon and derive from the dam. Without it, none of the other resources in the proposed Flat Rock Historical District would exist in their present form. The dam raised the water level of the Huron River to create the head necessary for hydroelectric power generation, retained the impoundment that supplied raw water to the filtration plant, carried the DT&I Railroad across the river to connect Ford's industrial operations to the national rail network, and provided a roadway linking the factory on the west bank to the village on the east bank. No other structure in the complex served as many simultaneous functions, and no other structure so completely determined the physical geography of the district.

The dam's engineering significance lies in its integration of four distinct infrastructure systems — hydroelectric power, municipal water supply, railroad transportation, and automobile transportation — in a single reinforced-concrete structure. This multi-purpose design reflects Ford's philosophy of maximizing the efficiency of every component in his industrial system, and it is characteristic of the village industries program's emphasis on extracting the greatest possible benefit from water power sites. Stone & Webster, Inc., which designed and built the dam, was one of the nation's leading engineering firms for hydroelectric power development, and its involvement at Flat Rock places the dam within a broader program of Ford hydroelectric installations across the Midwest and Northeast.

The dam's significance under Community Planning and Development is inseparable from its engineering function. The impoundment created by the dam supplied raw water to the filtration plant that provided Flat Rock's first municipal water system. The dam's roadway was the primary vehicular connection between the factory and the village. The tail race created the 27-acre island that Ford later conveyed to the Village for park purposes. The 250-acre impoundment upstream of the dam has served as the recreational and ecological heart of the community since 1922, and the dam's role in maintaining that impoundment has been the principal reason for its preservation over the seven decades since hydroelectric generation ceased.

The dam is now at a critical juncture. The Huron-Clinton Metropolitan Authority, which has owned the structure since 1951, **recommended partial removal** in August 2025. Community opposition to removal has been substantial, and the City of Flat Rock entered a letter of intent to purchase the dam in November 2025. The structure's classification as a "high hazard

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>11</sup> Huron-Clinton Metroparks.com ([https://www.metroparks.com/wp-content/uploads/2023/08/Flat-Rock-Huroc-Dam-Disposition-FINAL-Feasibility-Study\\_07.21.25\\_Report-Only.pdf](https://www.metroparks.com/wp-content/uploads/2023/08/Flat-Rock-Huroc-Dam-Disposition-FINAL-Feasibility-Study_07.21.25_Report-Only.pdf) : accessed 26 Feb 2026), Brighton, Michigan.

<sup>12</sup> Huron-Clinton Metroparks.com, Brighton Michigan, 2022.

<sup>13</sup> Huron-Clinton Metroparks.com, Brighton Michigan, 2022.

<sup>14</sup> Huron-Clinton Metroparks.com, Brighton Michigan, 2022.

<sup>15</sup> City of Flat Rock, "Minutes, 17 November 2025,"; imaged,

[https://www.flatrockmi.org/Document/Government/Council%20Minutes%20&%20Agendas/2025/City%20Council/11.17.2025%20Draft\\_Council\\_Meeting\\_Minutes.pdf?t=202512041301320](https://www.flatrockmi.org/Document/Government/Council%20Minutes%20&%20Agendas/2025/City%20Council/11.17.2025%20Draft_Council_Meeting_Minutes.pdf?t=202512041301320) : accessed 26 Feb 2026).

potential" dam by the Michigan Department of Environment, Great Lakes, and Energy underscores both the engineering challenges of its continued maintenance and the consequences that its loss would entail for the district's physical integrity. The dam is the single resource in the proposed Flat Rock Historical District whose removal would most fundamentally alter the character of the district as a whole — affecting the water level of the river, the form of the island, the setting of the factory and filtration plant, and the landscape that Henry Ford's village industries program created.

Within the proposed Flat Rock Historical District, the Flat Rock Dam is a contributing structure whose significance derives from its role as the engineering foundation upon which the entire complex was built and the community around it grew.

## References

*List references used to research and evaluate the individual property.*

Isaac D. Kremer, " Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                         |                                                  |                                                                                                                 |
|-----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | NVA #1D- W. Huron River Drive [STRUCTURE – Fish Ladder] |                                                  |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                               |                                                  |                                                                                                                 |
| County                                                    | Wayne County                                            |                                                  |                                                                                                                 |
| Assessor's Parcel #                                       | 58_092_99_0012_000                                      |                                                  |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.099638                                          | Long: -83.296629                                 |                                                                                                                 |
| Ownership                                                 | Private <input type="checkbox"/>                        | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                                                                                                                                                                                 |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Building <input type="checkbox"/> select sub-type below<br>Commercial <input type="checkbox"/><br>Residential <input type="checkbox"/><br>Industrial <input type="checkbox"/><br>Other <input type="checkbox"/> | Structure <input checked="" type="checkbox"/><br><br>Object <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1998 (under Criteria G)                                             |
| Architectural Style     | Fish Ladder (Denil)                                                 |
| Building Form           | N/A                                                                 |
| Roof Form               | N/A                                                                 |
| Roof Materials          | N/A                                                                 |
| Exterior Wall Materials | N/A                                                                 |
| Foundation Materials    | N/A                                                                 |
| Window Materials        | N/A                                                                 |
| Window Type             | N/A                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                             |                                                                                             |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>        | <b>CRITERIA G</b>                                                                           |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                             |                                                                                             |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |                                             | Flat Rock Historical District                                                               |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                             |                                                                                             |
| Area(s) of Significance                                                          | Conservation; Community Planning and Development                                                                                                                                                    |                                                         |                                                 |                                             |                                                                                             |
| Period(s) of Significance                                                        | 1998 - Present                                                                                                                                                                                      |                                                         |                                                 |                                             |                                                                                             |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                             |                                                                                             |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> | Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                    |                                                                                             |
| Historic Name                                                                    | Fish Ladder                                                                                                                                                                                         |                                                         |                                                 |                                             |                                                                                             |
| Current/Common Name                                                              | Fish Ladder                                                                                                                                                                                         |                                                         |                                                 |                                             |                                                                                             |
| Historic/Original Owner                                                          | Flat Rock/ Huron Sportsman Club                                                                                                                                                                     |                                                         |                                                 |                                             |                                                                                             |
| Historic Building Use                                                            | Agriculture/Subsistence — Fish Hatchery/Fishery (fish passage)                                                                                                                                      |                                                         |                                                 |                                             |                                                                                             |
| Current Building Use                                                             | Agriculture/Subsistence — Fish Hatchery/Fishery (fish passage)                                                                                                                                      |                                                         |                                                 |                                             |                                                                                             |
| Architect/Engineer/Designer                                                      | Denil                                                                                                                                                                                               |                                                         |                                                 |                                             |                                                                                             |
| Builder/Contractor                                                               | Huron Sportsmens Club                                                                                                                                                                               |                                                         |                                                 |                                             |                                                                                             |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Flat Rock Dam Fish Ladder is a Denil-type fishway attached to the Flat Rock Dam on the Huron River in the City of Flat Rock, Wayne County, Michigan. The structure is 103 feet in total length and consists of two baffled chutes separated by a nine-foot by fifteen-foot holding pond that serves as a resting pool between stages. The lower chute is 40 feet long and the upper chute is 35 feet long. The baffled chutes slow the flow of water and provide a sloped incline that allows fish to complete an eight-foot ascent from the base of the dam to the top of the spillway. The holding pond between the two chutes provides a resting area at the midpoint of the climb. The structure underwent repairs and improvements in 2007. The fishway was constructed by the Huron Sportsmen, an all-volunteer organization, and is located on the downstream face of the dam near the east bank of the Huron River.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The fish ladder was constructed in 1998 by the Huron Sportsmen, an all-volunteer organization, at a total cost of approximately \$150,000, funded through grants and donations. The Huron-Clinton Metropolitan Authority contributed \$5,000 in limestone for the project. It was originally designed to allow steelhead trout to pass upstream of the dam for spawning, but the design was expanded to accommodate other species. The ladder underwent improvements in 2007 to address deterioration.

The fish ladder represents a community-driven response to the ecological consequences of the Flat Rock Dam. The Michigan Department of Natural Resources had encouraged the removal of the dam to restore fish passage as early as November 1984, but the community's attachment to the impoundment and its recreational value made removal politically unacceptable. The fish ladder was the compromise — a structure that attempted to restore fish passage while preserving the dam and its impoundment. Despite the ladder's construction, the Michigan DNR has continued to find that the Flat Rock Dam and the smaller Huroc Dam downstream restrict fish passage and limit reproduction for lake sturgeon, walleye, white bass, and other species of concern.

The fish ladder's history is inseparable from the broader history of the Flat Rock Dam and the village industries complex. The dam was built by Henry Ford in 1921–1922 to generate hydroelectric power for the Lamp Factory, creating the approximately 250-acre impoundment that has defined the community's relationship with the Huron River for over a century. When hydroelectric generation ceased in 1950 and the dam was sold to the Huron-Clinton Metropolitan Authority in 1951, the impoundment's primary function shifted from industrial to recreational. The fish ladder's construction in 1998 represents a third phase in the dam's functional history — an attempt to balance the recreational and community values that the impoundment provides with the ecological obligations that the dam's existence imposes on the Huron River watershed.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The Flat Rock Dam Fish Ladder is significant under Criteria Consideration G as a structure of exceptional importance within the proposed Flat Rock Historical District, notwithstanding its construction date of 1998. The areas of significance are Conservation and Community Planning and Development.

The fish ladder's exceptional significance derives from its role as the sole mechanism enabling fish passage past the Flat Rock Dam, and therefore as the structure that has sustained the dam's viability against repeated calls for its removal on ecological and conservation grounds. The Michigan Department of Natural Resources first encouraged the removal of the dam in November 1984, citing its obstruction of fish migration on the Huron River — the last major dam on the 130-mile river before it empties into Lake Erie. Without the fish ladder, the dam would present a complete barrier to spawning fish traveling upstream from Lake Erie, including lake sturgeon, walleye, white bass, and other species of concern identified by the Lake Erie Committee and the Great Lakes Fishery Commission. The conservation case for removing the dam would be substantially stronger — and potentially irresistible — absent the fishway's partial mitigation of this ecological harm.

The fish ladder was constructed in 1998 by the Huron Sportsmen, an all-volunteer organization, at a cost of approximately \$150,000, funded through grants and donations, as a direct community response to the tension between the dam's historic and recreational value and its ecological consequences. The Denil fishway design — a 103-foot, two-stage baffled chute structure allowing fish to complete an eight-foot ascent — represented the community's compromise: preserve the dam and the 250-acre impoundment that Henry Ford's village industries complex created, while restoring at least partial fish passage on the Huron River. The structure was the product of grassroots effort, not state or federal mandate, and its construction reflected the depth of the community's attachment to the dam and the landscape it sustains.

The fish ladder's exceptional significance is most clearly demonstrated by the events of 2023 through 2025. When the Huron-Clinton Metropolitan Authority initiated a feasibility study for the dam's future, the alternatives considered ranged from continued maintenance with fish passage improvements to full removal. The existence of the fish ladder — and the possibility of upgrading or replacing it — was central to every alternative that preserved the dam. The HCMA's August 2025 recommendation for partial removal and replacement with rock arch rapids was, in effect, a proposal to replace the fish ladder's function with a different fish passage technology. The community opposition that followed, including over 2,500 members of the "Save the Flat Rock Dam" movement, was premised in part on the argument that the existing fish ladder already provides fish passage and that the dam's removal is therefore unnecessary. In November 2025, the Metroparks offered to sell the dam to the City of Flat Rock for \$5 and provide \$4.5 million for maintenance, plus assistance in securing a \$900,000 to \$1 million NOAA grant specifically for a new fish passage ladder.

The fish ladder thus occupies a unique position within the district: it is the structure whose function — enabling fish to bypass the dam — is the single most important factor in the dam's continued survival. The Flat Rock Dam is the keystone structure of the proposed historical district, and the fish ladder is the structure that keeps the keystone in place. Its removal or failure would substantially increase the probability that the dam itself would be removed, which would in turn fundamentally alter the water level of the river, the form of the 27-acre island, the setting of the Lamp Factory and Water Filtration Plant, and the landscape that the entire district documents. A structure whose continued operation is essential to the preservation of a contributing resource of this magnitude meets the threshold of exceptional significance under Criteria Consideration G.

Within the proposed Flat Rock Historical District, the Fish Ladder is a contributing structure whose significance derives from its role as the ecological mitigation that has sustained the Flat Rock Dam against removal and thereby preserved the physical integrity of the district as a whole.

## References

*List references used to research and evaluate the individual property.*

Great Lakes Fishery Commission; <https://www.glfc.org/rhp-flat-rock.php> : accessed 26 Feb 2026), Ann Arbor, Michigan 48105.

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                                          |                                                  |                                       |                                         |                                   |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | NVA #1E – W. Huron River Drive [STRUCTURE –Village of Flat Rock Water Treatment Plant]   |                                                  |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                                                |                                                  |                                       |                                         |                                   |
| County                                                    | Wayne County                                                                             |                                                  |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_093_99_0006_000 (located <b>ON</b> the Huroc Park Island) Lot 71 Section 31, T4S R10E |                                                  |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.098782                                                                           |                                                  | Long: -83.296378                      |                                         |                                   |
| Ownership                                                 | Private <input type="checkbox"/>                                                         | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                         |                                                      |
|---------------------------------------------------------|------------------------------------------------------|
| Building <input type="checkbox"/> select sub-type below | Structure <input checked="" type="checkbox"/>        |
| Commercial <input type="checkbox"/>                     | Water Filtration <input checked="" type="checkbox"/> |
| Residential <input type="checkbox"/>                    | Object <input type="checkbox"/>                      |
| Industrial <input type="checkbox"/>                     |                                                      |
| Other <input type="checkbox"/>                          |                                                      |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1957                                                                |
| Architectural Style     | International Style                                                 |
| Building Form           | 2 Story Rectilinear                                                 |
| Roof Form               | Flat                                                                |
| Roof Materials          | Built up                                                            |
| Exterior Wall Materials | Buff Brick (banding/lintels)                                        |
| Foundation Materials    | Concrete                                                            |
| Window Materials        | Glass Block                                                         |
| Window Type             | Glass Block                                                         |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning & Development                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1957-1983                                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Village of Flat Rock Water Treatment Plant                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | Village of Flat Rock Water Treatment Plant                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Village of Flat Rock (1957-1983)                                                                                                                                                                    |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Government- Public Works (water treatment)                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Vacant/Not in use                                                                                                                                                                                   |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |            |             |                         |                 |  |
|-------------|------------|-------------|-------------------------|-----------------|--|
| Survey Date | 1 Mar 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019



## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Village of Flat Rock Water Treatment Plant is a two-story buff brick structure located on the island between the Huron River and the mill race within Huroc Park in the City of Flat Rock, Wayne County, Michigan. The structure was completed on July 7, 1957, as a replacement for the original Ford Motor Company Water Filtration Plant on the east bank of the Huron River at 26643 West Huron River Drive, which had served as Flat Rock's water supply since 1922.

The structure is composed of two volumes: a taller upper section that housed the water treatment process equipment, and a lower service wing. The massing is stepped, with the taller mechanical volume rising above the lower wing to provide the vertical clearance required for settling tanks, chemical treatment equipment, and associated piping. The exterior is clad in buff-colored brick that is consistent with the material palette of the Ford village industries complex across the river, suggesting a deliberate effort to harmonize the new structure with its setting. Horizontal concrete banding articulates the facade at the floor line and parapet, and horizontal window bands punctuate the upper volume. The roof is flat.

A water tower originally stood adjacent to the structure. The Flat Rock City Council authorized demolition of the water tower in August 1983, with bids due by September 19, 1983.

The structure has been non-operational since 1983 and is in deteriorated condition. Windows have been broken out by vandals and have not been repaired or boarded. No active maintenance is being performed. Following the plant's closure in 1983, city engineer Russell Wittman recommended that only the lower floor be kept in use for water meter storage, a repair shop, and a testing shop, and that the upper floors be sealed off to reduce heating costs. It is not known how long the lower floor remained in active use for these purposes. The structure remains in the ownership of the City of Flat Rock.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The original water supply for the Village of Flat Rock was provided by the Ford Motor Company Water Filtration Plant, constructed in 1921–1922 on the east bank of the Huron River as part of Henry Ford's village industries complex. That plant drew water from the Huron River through an intake crib and filtered it for distribution to the communities of Flat Rock, Rockwood, and South Rockwood — the first municipal water system in the area. In 1951, Ford Motor Company conveyed the filtration plant to the Village of Flat Rock, and the village continued to operate it as its primary water supply.<sup>1</sup>

By the mid-1950s, the original Ford-era filtration plant — then over thirty years old — was no longer adequate to serve the growing community. In October 1954, the Michigan State Health Department recommended construction of a new water treatment plant. The Village of Flat Rock Council approved the work in May 1955. The project was budgeted at \$900,000, with a significant factor in the village's decision being the willingness of the neighboring villages of Rockwood and South Rockwood to commit to purchasing water from the new facility. Construction took place on the island between the Huron River and the mill race — the same island that Ford Motor Company had conveyed to the village for park purposes in January 1950 (Liber 10223, Page 487). The plant was completed on July 7, 1957.

By 1960, the plant was serving Flat Rock, South Rockwood, Rockwood, the Detroit, Toledo & Ironton Railroad, the Moynahan Bronze Company (which then occupied the former Ford Lamp Factory), Maple Grove District, and Huron River Park. An open house was held on July 21, 1960, with representatives of industry and government officials inspecting the facilities from 1 to 3 p.m. and the public invited after 3 p.m. The Monroe Evening News reported that since the plant's completion, water use had not been restricted — a notable contrast to the water shortages that had prompted the State Health Department's 1954 recommendation.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

The plant operated for twenty-six years until 1983, when the Flat Rock City Council voted to switch the city's water supply to City of Detroit water. The decision followed eighteen months of debate over the cost of major repairs that would have been necessary to keep the treatment plant operational. On August 15, 1983, the City Council took steps to close the water treatment system. The council authorized advertising for bids for demolition of the Flat Rock water tower, established the plant's location as a water meter repair shop, and combined the water department with the public works department. Four water department employees received layoff notices, with only two meter reader service positions remaining. City engineer Russell Wittman recommended that the lower floor of the plant be retained for water meter storage, repair, and testing, and that the upper floors be sealed off. He estimated necessary building modifications at \$2,500 to \$3,000.

Since its closure in 1983, the structure has sat vacant and unmaintained within Huroc Park. The City of Flat Rock retains ownership but has made no investment in the structure's preservation or adaptive reuse. Vandalism, including the breaking of windows, has accelerated deterioration over the past four decades.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The Village of Flat Rock Water Treatment Plant is significant under Criterion A for its association with the community planning and development of Flat Rock, as the second-generation water treatment facility that succeeded the original Ford Motor Company Water Filtration Plant and served the community through its period of postwar growth. The area of significance is Community Planning and Development, with a period of significance of 1957 to 1983.

The structure's significance is derived from its place in the sequence of water infrastructure that has served Flat Rock since Henry Ford's village industries program brought the first municipal water system to the community in 1922. The original Ford-era filtration plant on the east bank of the Huron River was the first facility. This replacement plant on the island was the second. Together, they document a continuous thread of civic investment in water infrastructure that began with Ford's private industrial initiative and was carried forward by the village as a public responsibility after Ford's departure. The decision to build the replacement plant on the island — land that Ford had conveyed to the village for park purposes just five years earlier — reflects the depth of the connection between Ford's industrial landscape and the village's civic life.

The Michigan State Health Department's October 1954 recommendation for a new plant, and the village's response in committing \$900,000 to construction, demonstrate the seriousness of the water supply challenge that Flat Rock faced and the scale of the community's investment in resolving it. The willingness of Rockwood and South Rockwood to commit to purchasing water from the new facility extended the regional water supply partnership that Ford had originally established when his filtration plant served all three communities beginning in 1922. The 1960 open house, at which the plant was shown to industry representatives, government officials, and the public, reflected the community's pride in a facility that had resolved a serious water shortage and eliminated the need for water use restrictions.

The plant's customer list in 1960 is itself a document of the district's mid-century condition: the Detroit, Toledo & Ironton Railroad, which crossed the Huron River on the dam/bridge that Henry Ford had built in 1921–1922; the Moynahan Bronze Company, which then occupied the former Ford Lamp Factory; and the surrounding communities and parks that had grown up around Ford's industrial complex. The water treatment plant was, in effect, serving the same constellation of users that the original Ford filtration plant had served — but now under public ownership and with modern equipment.

The structure's closure in 1983, following the city's switchover to Detroit water, marks the end of Flat Rock's era as a self-sufficient water provider — a capacity that Henry Ford had created in 1922 and that the village had maintained for sixty-one years. The demolition of the water tower and the layoff of water department employees were tangible consequences of the decision to abandon local water treatment in favor of a regional supply. The structure's subsequent four decades of vacancy and neglect represent a significant loss of a community asset and a threat to the integrity of the Huroc Park site within the proposed district.

Architecturally, the structure is a competent example of mid-century municipal design adapted for a public works function. The buff brick cladding, which matches the material palette of the Ford complex across the river, suggests that the designer was conscious of the structure's setting within the village industries landscape. The

stepped massing, horizontal concrete banding, and horizontal window bands reflect the influence of the International Style on postwar institutional architecture in southeastern Michigan.

The structure's current condition — vacant, unmaintained, and subject to vandalism for approximately 42 years — represents a significant threat to its survival. If the structure is not stabilized and either restored or adaptively reused, it will be lost. Its location within Huroc Park, on an island that is itself a contributing site within the proposed Flat Rock Historical District, makes its deterioration a matter of concern for the integrity of the district as a whole.

Within the proposed Flat Rock Historical District, the Water Treatment Plant is a contributing structure whose significance derives from its role in the continuity of water infrastructure that has served the Flat Rock community since 1922 and from its physical presence within the landscape that Henry Ford's village industries program created.

## References

*List references used to research and evaluate the individual property.*

"Flat Rock set to mark end of water treatment system," The Monroe Evening News (Michigan), 16 Aug 1983, pg. 3; **imaged**, Newspapers.com (<https://www.newspapers.com/image/1281894343/> : accessed 1 Mar 2026).

"Village to Show Its Water Plant," The Monroe Evening News (Michigan), 21 Jul 1960, pg. 1; **imaged**, Newspapers.com (<https://www.newspapers.com/image/1280701534/> : accessed 1 Mar 2026).

"Flat Rock water plan," The Monroe Evening News (Michigan), 6 Jan 1956, pg. 4; **imaged**, Newspapers.com (<https://www.newspapers.com/image/1280831151/> : accessed 1 Mar 2026).

# Michigan SHPO Architectural Properties Identification Form

## Property Overview and Location

|                                                           |                                                                     |                                       |                                       |                                         |                                   |
|-----------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------------------------|
| Street Address                                            | NVA# 1F W. Huron River Drive [Site – Vreeland Family Burial Ground] |                                       |                                       |                                         |                                   |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134                                           |                                       |                                       |                                         |                                   |
| County                                                    | Wayne County                                                        |                                       |                                       |                                         |                                   |
| Assessor's Parcel #                                       | 58_093_99_0009_000                                                  |                                       |                                       |                                         |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 42.096586                                                      | Long: -83.298223                      |                                       |                                         |                                   |
| Ownership                                                 | Private <input checked="" type="checkbox"/>                         | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |

## Property Type

(Insert primary photograph below.)

|                                                         |                                           |
|---------------------------------------------------------|-------------------------------------------|
| Building <input type="checkbox"/> select sub-type below | Structure <input type="checkbox"/>        |
| Commercial <input type="checkbox"/>                     | Object <input type="checkbox"/>           |
| Residential <input type="checkbox"/>                    |                                           |
| Industrial <input type="checkbox"/>                     |                                           |
| Other <input type="checkbox"/>                          | SITE. <input checked="" type="checkbox"/> |



## Architectural Information

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1834                                                                |
| Architectural Style     | Cemetery                                                            |
| Building Form           | n/a                                                                 |
| Roof Form               | n/a                                                                 |
| Roof Materials          | n/a                                                                 |
| Exterior Wall Materials | n/a                                                                 |
| Foundation Materials    | n/a                                                                 |
| Window Materials        | n/a                                                                 |
| Window Type             | n/a                                                                 |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |                                                                     |

## Eligibility

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                           |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>      | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                           |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                   | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                           |                                                                                                                                         |
| Area(s) of Significance                                                          | Exploration/Settlement; Military History; Community Planning and Development                                                                                                                        |                                                         |                                           |                                                                                                                                         |
| Period(s) of Significance                                                        | c. 1834–c. 1870s (founding era)                                                                                                                                                                     |                                                         |                                           |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                           |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input type="checkbox"/>                      | Workmanship <input type="checkbox"/>      | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input type="checkbox"/>                                                                                                                                                                     | Altered <input checked="" type="checkbox"/>             | Monument repairs <input type="checkbox"/> | Moved <input type="checkbox"/> Date(s):                                                                                                 |
| Historic Name                                                                    | Vreeland Burial Grounds                                                                                                                                                                             |                                                         |                                           |                                                                                                                                         |
| Current/Common Name                                                              | Vreeland Burial Grounds                                                                                                                                                                             |                                                         |                                           |                                                                                                                                         |
| Historic/Original Owner                                                          | Vreeland Family                                                                                                                                                                                     |                                                         |                                           |                                                                                                                                         |
| Historic Building Use                                                            | Funerary                                                                                                                                                                                            |                                                         |                                           |                                                                                                                                         |
| Current Building Use                                                             | Funerary                                                                                                                                                                                            |                                                         |                                           |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                           |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                           |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Vreeland Family Burying Ground is a small family cemetery established c. 1834 on W. Huron River Drive at the western edge of Huroc Park, identified by a site marker reading "Vreeland Family Burying Ground Circa 1834." The cemetery was established by Michael Vreeland (1761–1841), a Revolutionary War veteran and founder of Flat Rock, as a private family burial ground for the Vreeland family and their descendants. Michael Vreeland was originally interred here upon his death in 1841, though his remains were subsequently relocated to Oakwood Cemetery by a family member. His sons and their families remain buried at the site.

The burial ground is a compact parcel containing at least nine documented interments, with the actual number of burials likely higher. Surviving grave markers include marble headstones of varying forms: an obelisk for Elias Vreeland (d. 1846, age 55) and a tablet headstone for Eliza Vreeland (d. 1851, age 26) are among the identifiable monuments. The markers represent early-to-mid-nineteenth-century funerary stone carving traditions brought to Michigan from eastern states by the founding generation of settlers. A fence encloses the burial ground.

The site has experienced significant disturbance over time. By 1981, topsoil had been bulldozed from the site, exposing coffin fragments, bone material, and coffin brass hardware; a new fence was installed at that time and gravestone inscriptions were copied. By 2006, further deterioration had left only one stone standing. A comprehensive restoration was undertaken in 2014 with financial support from the City of Flat Rock. In May 2016, vandals destroyed fourteen headstones, including markers that had been meticulously repaired during the 2014 restoration. Professional stone conservation was completed before winter 2016.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

"Michael Vreeland, Revolutionary Patriot, was first buried here along with early members of his family. Located behind a Vreeland home, the property around the cemetery was sold to Henry Ford for his Village Industry. Later sold to the Metro Parks, it is now owned and maintained by the City of Flat Rock. It has been vandalized several times and is going to be restored when security is worked out."<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The Vreeland Family Burying Ground is recommended as Contributing to the Flat Rock Historical District under Criterion A for Exploration/Settlement, Military History, and Community Planning and Development, with Criteria Consideration D applied for cemeteries deriving primary significance from association with historic events rather than individual deaths.

This is the most significant founding-era site in Flat Rock. The cemetery was established by Michael Vreeland, the Revolutionary War veteran from Essex County, New Jersey, who founded the community that bears his family name — first known as "Vreelandt" when he settled along the Huron River, later renamed Smooth Rock, and platted as Flat Rock in 1838 by the Gibraltar & Flat Rock Land Company. The burial ground predates the formal platting by four years and represents the Vreeland family's establishment of permanent communal institutions on the Michigan frontier. No other resource in Flat Rock provides a more direct physical link to the community's founding.

The interments include veterans of both the Revolutionary War (Michael Vreeland himself, originally buried here) and the War of 1812 (sons who served in the conflict and Indian campaigns), establishing a military service tradition that extended through multiple generations. The cemetery documents the founding family's transition from eastern origins — Michael Vreeland's New Jersey roots — to permanent settlement in the Huron River valley during the territorial and early statehood periods.

The site's integrity has been compromised by multiple episodes of disturbance: the bulldozing of topsoil documented in 1981, repeated vandalism culminating in the 2016 destruction of fourteen headstones, and the encroachment of cell tower infrastructure on the eastern boundary. However, the burial ground retains integrity of location on its original site, and setting remains partially intact through the relationship to W. Huron River Drive and the adjacent Huroc Park. Feeling and association are strong — the site is clearly identifiable as a historic burial ground, marked and fenced, and its connection to the Vreeland founding family is well-documented and publicly interpreted. The 2014 restoration and 2016 professional stone conservation demonstrate the community's sustained commitment to preserving this irreplaceable resource. Materials and workmanship have been diminished by the cumulative damage and repeated repair of the marble headstones, and the original spatial design of the burial ground has been disrupted by topsoil removal and ground disturbance.

<sup>1</sup> Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

Despite these integrity challenges, the site's exceptional significance as the founding family burial ground — the single most direct physical link to Michael Vreeland's settlement of Flat Rock — warrants Contributing status. The loss of integrity is well-documented and the restoration efforts themselves constitute part of the site's ongoing history of community stewardship.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The Vreeland Family Burying Ground is the most significant founding-era site in Flat Rock, established c. 1834 by Revolutionary War veteran and community founder Michael Vreeland. Despite integrity compromised by ground disturbance, vandalism, the site retains location, setting, feeling, and association sufficient to convey its exceptional significance as the founding family's burial ground. Professional restoration in 2014 and 2016 demonstrates ongoing community commitment to preservation. The direct connection to Michael Vreeland's founding of Flat Rock, the presence of Revolutionary War and War of 1812-era interments, and the site's role in documenting the community's earliest settlement make this an irreplaceable Contributing resource under Criterion A with Criteria Consideration D.

## References

*List references used to research and evaluate the individual property.*

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_093\_99\_0009\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

|                                                           |                                  |                                                  |                                                                                                                 |
|-----------------------------------------------------------|----------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Street Address                                            | NVA 1G SITE – HUROC PARK         |                                                  |                                                                                                                 |
| City/Township, State, Zip Code                            | Flat Rock, Michigan 48134        |                                                  |                                                                                                                 |
| County                                                    | Wayne County                     |                                                  |                                                                                                                 |
| Assessor's Parcel #                                       | City of Flat Rock                |                                                  |                                                                                                                 |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat:                             | Long:                                            |                                                                                                                 |
| Ownership                                                 | Private <input type="checkbox"/> | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |

**Property Type**

(Insert primary photograph below.)

|                                                                    |                                          |
|--------------------------------------------------------------------|------------------------------------------|
| Building <input checked="" type="checkbox"/> select sub-type below | Structure <input type="checkbox"/>       |
| Commercial <input type="checkbox"/>                                | Object <input type="checkbox"/>          |
| Residential <input type="checkbox"/>                               |                                          |
| Industrial <input type="checkbox"/>                                |                                          |
| Other <input type="checkbox"/>                                     | SITE <input checked="" type="checkbox"/> |



**Architectural Information**

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Construction Date       | 1921                                                                |
| Architectural Style     | Landscape Park                                                      |
| Building Form           | N/A                                                                 |
| Roof Form               | N/A                                                                 |
| Roof Materials          | N/A                                                                 |
| Exterior Wall Materials | N/A                                                                 |
| Foundation Materials    | N/A                                                                 |
| Window Materials        | N/A                                                                 |
| Window Type             | N/A                                                                 |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Public Restrooms                                                    |

**Eligibility**

|                                                                                  |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Individually Eligible                                                            | Criterion A <input type="checkbox"/>                                                                                                                                                                | Criterion B <input type="checkbox"/>                    | Criterion C <input type="checkbox"/>            | Criterion D <input type="checkbox"/>                                                                                                    |
| Criteria Considerations:                                                         | a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/> |                                                         |                                                 |                                                                                                                                         |
| Component of a Historic District                                                 | Contributing to a district <input checked="" type="checkbox"/>                                                                                                                                      | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | Flat Rock Historical District                                                                                                           |
| Not Eligible <input type="checkbox"/>                                            |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Area(s) of Significance                                                          | Community Planning and Development                                                                                                                                                                  |                                                         |                                                 |                                                                                                                                         |
| Period(s) of Significance                                                        | 1921–1922 (construction of dam and tail race creating the island in its present form)                                                                                                               |                                                         |                                                 |                                                                                                                                         |
| Integrity – Does the property possess integrity in all or some of the 7 aspects? |                                                                                                                                                                                                     |                                                         |                                                 |                                                                                                                                         |
| Location <input checked="" type="checkbox"/>                                     | Design <input checked="" type="checkbox"/>                                                                                                                                                          | Materials <input checked="" type="checkbox"/>           | Workmanship <input checked="" type="checkbox"/> | Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/> |
| General Integrity:                                                               | Intact <input checked="" type="checkbox"/>                                                                                                                                                          | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>                  | Date(s):                                                                                                                                |
| Historic Name                                                                    | Ford Mill Race                                                                                                                                                                                      |                                                         |                                                 |                                                                                                                                         |
| Current/Common Name                                                              | Huroc Park                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic/Original Owner                                                          | Henry Ford                                                                                                                                                                                          |                                                         |                                                 |                                                                                                                                         |
| Historic Building Use                                                            | Mill Race                                                                                                                                                                                           |                                                         |                                                 |                                                                                                                                         |
| Current Building Use                                                             | Public Park                                                                                                                                                                                         |                                                         |                                                 |                                                                                                                                         |
| Architect/Engineer/Designer                                                      | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |
| Builder/Contractor                                                               | unknown                                                                                                                                                                                             |                                                         |                                                 |                                                                                                                                         |

|             |             |             |                         |                 |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|
| Survey Date | 26 Feb 2026 | Recorded By | Lesley Gilliland Harkai | Agency Report # |  |
|-------------|-------------|-------------|-------------------------|-----------------|--|

|                   |                          |       |
|-------------------|--------------------------|-------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date: |
|-------------------|--------------------------|-------|

Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Huroc Park is a 27-acre island situated between the main channel of the Huron River on the east and the tail race from the Ford Motor Company Lamp Factory on the west, within the City of Flat Rock, Wayne County, Michigan. The island occupies part of Private Lot 71 of the Private Plat of Section 31, Township 4 South, Range 10 East, Brownstown Township. Its name combines "Huron" and "Rockwood," reflecting the two communities the Ford complex served.

The island is bounded on the east by the center line of the Huron River, on the west by the east high bank of the tail race from the Ford Motor Plant, and on the north by the southerly line of the Detroit, Toledo & Ironton Railroad's 100-foot right-of-way. The site is generally flat with a gentle decrease in elevation toward the southeast, consistent with the surrounding topography that allowed the dam and power plant to function. A mill race branching off from the south bank of the Huron River runs along the western edge of the island, with the Ford Lamp Factory's Power House cantilevered over this race at the island's northern tip. The combination dam and bridge — a 385-foot reinforced-concrete structure carrying both a roadway and a pair of railroad tracks — crosses the Huron River at the northern boundary of the island, connecting the factory on the west bank with Huron River Drive and the village center on the east bank.

The island is currently developed as a municipal park with picnic facilities, open lawn, and river access for fishing. The landscape retains its essential character as an artifact of Ford's hydroelectric engineering — the island's form, size, and orientation are defined entirely by the dam, the tail race, and the natural river channel, all of which were constructed or substantially modified during 1921 and 1922 as part of the Ford village industries complex.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A mill race existed along the Huron River at this location as early as the 1830s, when the Vreeland family established water-powered gristmill and sawmill operations on Lot 86. The 1834 conveyance by Michael and Jacob Vreeland to Daniel C. Vreeland explicitly reserved the water privilege, including the mill race, dams, and mill yards. The 1836 sale of the mill privileges to Joshua Howard and Phineas Davies for \$17,000 — an enormous sum for the era — reflected the immense value of water power on the Huron River. By 1849, deeds reference the mill race, the dam, the grist mill, and the sawmill as distinct physical features of Lot 86, and fractional water power rights were being divided into halves, thirds, and quarters and traded independently of the physical structures. An 1851 deed from Daniel C. Vreeland to Henry B. Merrell describes a quarter-acre parcel at the bridge at Flat Rock by reference to the Huron River, the mill race, and the county road — confirming that the race was a well-established feature of the landscape at mid-century. The mill operations passed through the Metler and Diekman families and into the Flat Rock Manufacturing Company by 1911.

Henry Ford's acquisition of the mill district in 1921 transformed the scale and character of the water management infrastructure. Ford acquired not only the mill-site lots (70 and 71) and the mill district lot (86) but the explicit right to raise the mill pond elevation from 587 feet to 590 feet above sea level, flooding additional acreage upstream for hydroelectric power generation. The construction of a massive 385-foot dam and the rebuilding of the tail race during 1921 and 1922 by Stone & Webster, Inc. created the island in its present form — a landmass of approximately 20.8 acres bounded by the natural river channel on the east and the engineered tail race on the west. The tail race carried water from the dam through the Power House, where turbines generated approximately 700 kilowatts of electricity, and discharged it downstream. The island thus owes its shape and dimensions to the specific engineering requirements of Ford's hydroelectric system.

During the period of the Lamp Factory's operation (1923–1950), the island served as an accessory landscape to the industrial complex. A spur line from the Detroit, Toledo & Ironton Railroad ran along the northern boundary, and the island's proximity to the Power House made it integral to the management of water flow through the tail race.

On January 31, 1950, Ford Motor Company conveyed 20.8 acres of Lot 71 — described as the land bounded on the east by the center line of the Huron River, on the west by the east high bank of the tail race from the Ford Motor Plant, and on the north by the southerly line of the DT&I Railroad 100-foot right-of-way — to the Village of Flat Rock for one dollar and other consideration (Liber 10223, Page 487). The deed specified "Park on Land" and included a 10-year reversion clause tied to Ford's continued operations in Flat Rock. Ford reserved rights of ingress and egress for tail race maintenance and dredging. The village developed the island as Huroc Park, which today serves as a 27-acre centerpiece of Flat Rock's park system, popular for picnics and fishing.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Huroc Park is significant under Criterion A for its association with the broad pattern of community planning and development in Flat Rock, and under Criterion B for its direct association with Henry Ford's village industries program. The areas of significance are Community Planning and Development and Engineering, with a period of significance of 1921 to 1950.

The island is a physical artifact of the engineering system that Henry Ford and Stone & Webster constructed during 1921 and 1922 to power the Flat Rock Lamp Factory. Its form, size, and orientation are defined by the 385-foot dam, the tail race, and the natural river channel — infrastructure that was designed and built to generate hydroelectric power for the factory. The island cannot be understood apart from this engineering context; it exists because Ford's engineers rebuilt the water management system of the Huron River at a scale that transformed the river's geography. In this sense, the island is not merely a park but an artifact of early twentieth-century industrial hydrology, comparable in character to the mill ponds, raceways, and engineered landscapes associated with water-powered industry throughout the northeastern United States, but created here at the scale of Ford's ambition and resources.

The significance of the site extends beyond its engineering origins to its role in the physical development of the Flat Rock community. The 1950 conveyance from Ford Motor Company to the Village of Flat Rock for park purposes was one of the largest single transfers of Ford land to public ownership, and it established the core of Flat Rock's park and open-space network. Together with Ford's 1949 quit-claim of additional Lot 71 acreage for municipal purposes (Liber 10028, Page 41) and the 1951 conveyance of over 114 acres to the Huron-Clinton Metropolitan Authority for the Lower Huron Metropark (Liber 11128, Page 614), the Huroc Park deed was part of a series of institutional transfers that converted Ford's private industrial holdings into the public landscape that defines Flat Rock today. Approximately one-third of the village's current park acreage traces directly to these Ford conveyances. The "Park on Land" designation in the 1950 deed and the 10-year reversion clause reflect both Ford's intent that the land serve a public purpose and the company's awareness that the tail race and its associated infrastructure required ongoing maintenance — a reminder that the park's landscape is inseparable from the industrial system that created it.

Within the proposed Flat Rock Historical District, Huroc Park is a contributing site whose significance derives from its dual identity as an artifact of Ford's hydroelectric engineering and as the largest single component of the public landscape that Ford's village industries program bequeathed to the community.

## References

*List references used to research and evaluate the individual property.*

Isaac D. Kremer, "Ford Motor Co. Lamp Factory and Water Filtration Plant," National Register of Historic Places Inventory/Nomination Form, Michigan State Historic Preservation Office, Lansing, July 24, 2007.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number search; citing records held by the City of Flat Rock.