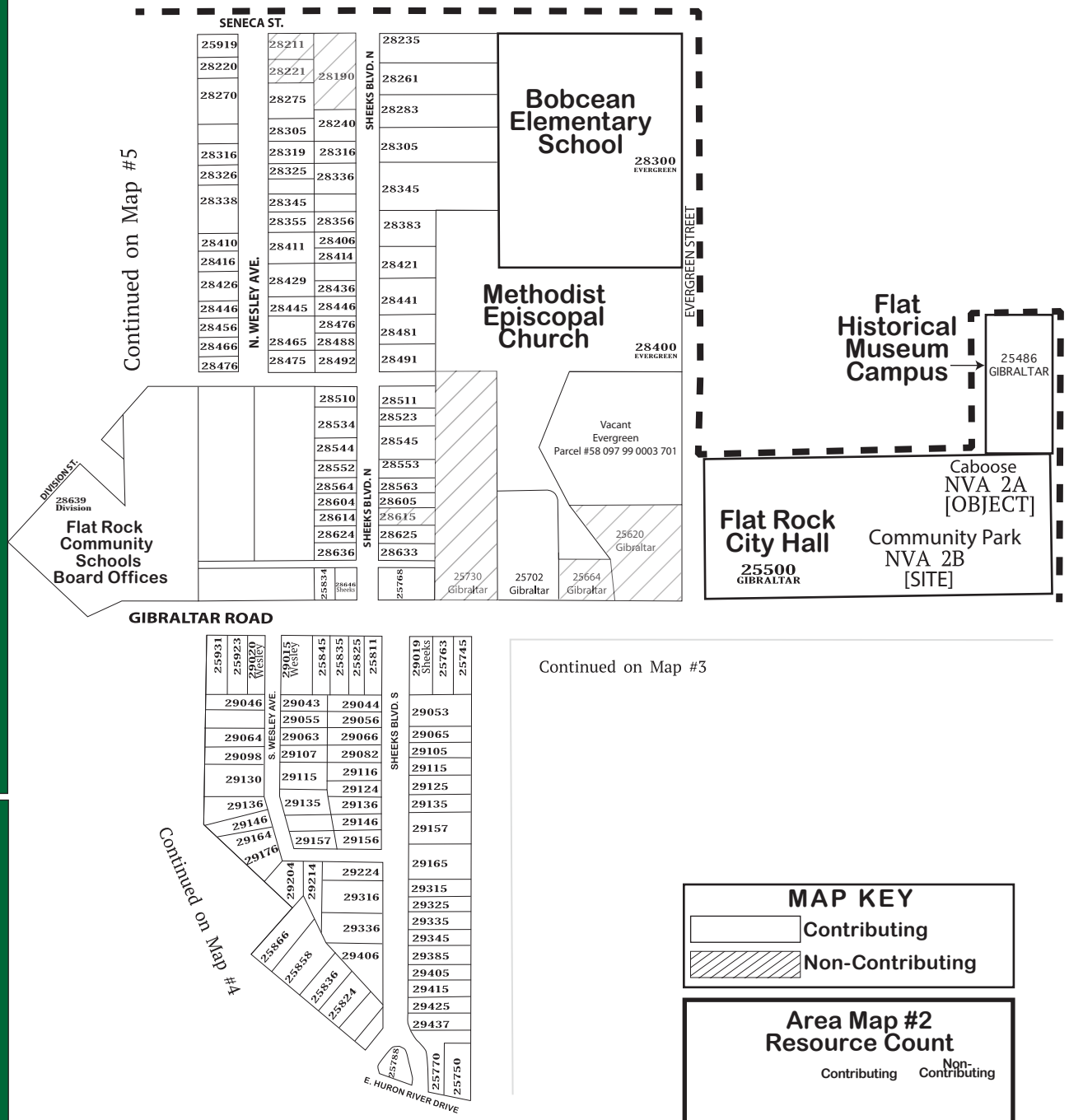
Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

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

0 225 900 feet



Continued on Map #3

MAP KEY

- Contributing
- Non-Contributing

Area Map #2 Resource Count

	Contributing	Non-Contributing
Buildings	136	5
Sites	2	0
Structures	0	0
Objects	1	0
TOTALS	139	5

PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #2

Based on Historic Plats:
Gordon-Dale Sub. (June 1926)
Henry Sheeks Sub. (June 1922)

Geographical data provides a spatial representation only. The City of Flat Rock does not assume any damages or liabilities due to the accuracy, availability, use or misuse of the information provided.

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 1	28639		Division St.	East	58	094	03	0215	301	1924	CONTRIBUTOR	BUILDING	High School (Old)
2 2	25750		E. Huron River Drive	North	58	138	03	0026	000	1920	CONTRIBUTOR	BUILDING	
2 3	25770		E. Huron River Drive	North	58	138	03	0025	000	1954	CONTRIBUTOR	BUILDING	
2 4	25788		E. Huron River Drive	North	58	138	03	0028	001	1940	CONTRIBUTOR	BUILDING	Church of God
2 5	25824		E. Huron River Drive	North	58	138	03	0031	000	1928	CONTRIBUTOR	BUILDING	
2 6	25836		E. Huron River Drive	North	58	138	03	0032	005	1928	CONTRIBUTOR	BUILDING	
2 7	25858		E. Huron River Drive	North	58	138	03	0032	306	1915	CONTRIBUTOR	BUILDING	
2 8	25866		E. Huron River Drive	North	58	138	03	0032	004	1967	CONTRIBUTOR	BUILDING	
2 9	28300		Evergreen St.	West	58	097	99	0001	000	1962	CONTRIBUTOR	BUILDING	Bobcean Elementary
2 10	28400		Evergreen St.	West	58	097	99	0002	701	1965	CONTRIBUTOR	BUILDING	Methodist Church
2 11	25500		Gibraltar Rd.	North	58	097	99	0004	001	1974	CONTRIBUTOR	BUILDING	City Hall
2 12	25620		Gibraltar Rd.	North	58	097	99	0003	702	1998	NON-CONTRIBUTOR	BUILDING	Dr. Patterson
2 13	25664		Gibraltar Rd.	North	58	097	99	0005	000	2000	NON-CONTRIBUTOR	BUILDING	BP
2 14	25702		Gibraltar Rd.	North	58	097	99	0006	002	1974	CONTRIBUTOR	BUILDING	Dollar General
2 15	25730		Gibraltar Rd.	North	58	094	99	0023	000	1986	NON-CONTRIBUTOR	BUILDING	Masonic Lodge
2 16	25768		Gibraltar Rd.	North	58	094	04	0010	000	1950	CONTRIBUTOR	BUILDING	
2 17	25834		Gibraltar Rd.	North	58	094	04	0007	002	1939	CONTRIBUTOR	BUILDING	
2 18	25745		Gibraltar Rd.	South	58	138	03	0001	001	1951	CONTRIBUTOR	BUILDING	
2 19	25763		Gibraltar Rd.	South	58	138	03	0002	003	1924	CONTRIBUTOR	BUILDING	
2 20	25811		Gibraltar Rd.	South	58	138	03	0048	001	1927	CONTRIBUTOR	BUILDING	
2 21	25825		Gibraltar Rd.	South	58	138	03	0049	001	1938	CONTRIBUTOR	BUILDING	
2 22	25835		Gibraltar Rd.	South	58	138	03	0050	001	1940	CONTRIBUTOR	BUILDING	
2 23	25845		Gibraltar Rd.	South	58	138	03	0051	001	1946	CONTRIBUTOR	BUILDING	
2 24	25923		Gibraltar Rd.	South	58	138	03	0076	001	1928	CONTRIBUTOR	BUILDING	
2 25	25931		Gibraltar Rd.	South	58	138	03	0077	001	1924	CONTRIBUTOR	BUILDING	
2 26	25919		Seneca St.	East	58	094	99	0013	000	1956	CONTRIBUTOR	BUILDING	
2 27	28190		Sheeks Blvd. N	West	58	094	99	0018	004	1989	NON-CONTRIBUTOR	BUILDING	
2 28	28240		Sheeks Blvd. N	West	58	094	99	0018	005	1961	CONTRIBUTOR	BUILDING	
2 29	28316		Sheeks Blvd. N	West	58	094	99	0022	000	1953	CONTRIBUTOR	BUILDING	
2 30	28336		Sheeks Blvd. N	West	58	094	04	0083	000	1955	CONTRIBUTOR	BUILDING	
2 31	28356		Sheeks Blvd. N	West	58	094	04	0086	000	1927	CONTRIBUTOR	BUILDING	
2 32	28406		Sheeks Blvd. N	West	58	094	04	0087	000	1974	CONTRIBUTOR	BUILDING	
2 33	28414		Sheeks Blvd. N	West	58	094	04	0088	000	1927	CONTRIBUTOR	BUILDING	
2 34	28436		Sheeks Blvd. N	West	58	094	04	0090	000	1954	CONTRIBUTOR	BUILDING	
2 35	28446		Sheeks Blvd. N	West	58	094	04	0091	000	1949	CONTRIBUTOR	BUILDING	
2 36	28476		Sheeks Blvd. N	West	54	094	04	0092	000	1940	CONTRIBUTOR	BUILDING	
2 37	28488		Sheeks Blvd. N	West	58	094	04	0093	000	1941	CONTRIBUTOR	BUILDING	
2 38	28492		Sheeks Blvd. N	West	58	094	04	0094	000	1960	CONTRIBUTOR	BUILDING	

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 39	28510		Sheeks Blvd. N	West	58	094	04	0095	000	1939	CONTRIBUTOR	BUILDING	
2 40	28534		Sheeks Blvd. N	West	58	094	04	0096	002	1927	CONTRIBUTOR	BUILDING	
2 41	28544		Sheeks Blvd. N	West	58	094	04	0098	000	1918	CONTRIBUTOR	BUILDING	
2 42	28552		Sheeks Blvd. N	West	58	094	04	0099	000	1926	CONTRIBUTOR	BUILDING	
2 43	28564		Sheeks Blvd. N	West	58	094	04	0100	000	1949	CONTRIBUTOR	BUILDING	
2 44	28604		Sheeks Blvd. N	West	58	094	04	0101	000	1967	CONTRIBUTOR	BUILDING	
2 45	28614		Sheeks Blvd. N	West	58	094	04	0102	000	1940	CONTRIBUTOR	BUILDING	
2 46	28624		Sheeks Blvd. N	West	58	094	04	0103	000	1926	CONTRIBUTOR	BUILDING	
2 47	28636		Sheeks Blvd. N	West	58	094	04	0104	000	1938	CONTRIBUTOR	BUILDING	
2 48	28646		Sheeks Blvd. N	West	58	094	04	0009	000	1936	CONTRIBUTOR	BUILDING	
2 49	28235		Sheeks Blvd. N	East	58	094	99	0009	000	1975	CONTRIBUTOR	BUILDING	
2 50	28261		Sheeks Blvd. N	East	58	094	99	0010	000	1970	CONTRIBUTOR	BUILDING	
2 51	28283		Sheeks Blvd. N	East	58	094	99	0011	000	1970	CONTRIBUTOR	BUILDING	
2 52	28305		Sheeks Blvd. N	East	58	094	99	0012	000	1974	CONTRIBUTOR	BUILDING	
2 53	28345		Sheeks Blvd. N	East	58	094	04	0032	000	1956	CONTRIBUTOR	BUILDING	
2 54	28383		Sheeks Blvd. N	East	58	094	04	0030	000	1954	CONTRIBUTOR	BUILDING	
2 55	28421		Sheeks Blvd. N	East	58	094	04	0028	000	1956	CONTRIBUTOR	BUILDING	
2 56	28441	x	Sheeks Blvd. N	East	58	094	04	0026	000	1951	CONTRIBUTOR	BUILDING	
2 57	28481	x	Sheeks Blvd. N	East	58	094	04	0024	002	1953	CONTRIBUTOR	BUILDING	
2 58	28491	x	Sheeks Blvd. N	East	58	094	04	0023	301	1940	CONTRIBUTOR	BUILDING	
2 59	28511	x	Sheeks Blvd. N	East	58	094	04	0022	000	1941	CONTRIBUTOR	BUILDING	
2 60	28523	x	Sheeks Blvd. N	East	58	094	04	0021	000	1929	CONTRIBUTOR	BUILDING	
2 61	28545	x	Sheeks Blvd. N	East	58	094	04	0019	000	1953	CONTRIBUTOR	BUILDING	
2 62	28553	x	Sheeks Blvd. N	East	58	094	04	0018	000	1973	CONTRIBUTOR	BUILDING	
2 63	28563	x	Sheeks Blvd. N	East	58	094	04	0017	000	1926	CONTRIBUTOR	BUILDING	
2 64	28605	x	Sheeks Blvd. N	East	58	094	04	0016	000	1930	CONTRIBUTOR	BUILDING	
2 65	28615	x	Sheeks Blvd. N	East	58	094	04	0015	000	1987	CONTRIBUTOR	BUILDING	
2 66	28625	x	Sheeks Blvd. N	East	58	094	04	0014	000	1926	CONTRIBUTOR	BUILDING	
2 67	28633	x	Sheeks Blvd. N	East	58	094	04	0013	000	1928	CONTRIBUTOR	BUILDING	
2 68	29044		Sheeks Blvd. S.	West	58	138	03	0047	000	1973	CONTRIBUTOR	BUILDING	
2 69	29056		Sheeks Blvd. S.	West	58	138	03	0046	000	1928	CONTRIBUTOR	BUILDING	
2 70	29066		Sheeks Blvd. S.	West	58	138	03	0045	000	1959	CONTRIBUTOR	BUILDING	
2 71	29082		Sheeks Blvd. S.	West	58	138	03	0044	000	1941	CONTRIBUTOR	BUILDING	
2 72	29116		Sheeks Blvd. S.	West	58	138	03	0043	000	1928	CONTRIBUTOR	BUILDING	
2 73	29124		Sheeks Blvd. S.	West	58	138	03	0042	000	1941	CONTRIBUTOR	BUILDING	
2 74	29136		Sheeks Blvd. S.	West	58	138	03	0041	000	1941	CONTRIBUTOR	BUILDING	
2 75	29146		Sheeks Blvd. S.	West	58	138	03	0040	000	1948	CONTRIBUTOR	BUILDING	
2 76	29156		Sheeks Blvd. S.	West	58	138	03	0039	000	1947	CONTRIBUTOR	BUILDING	

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 77	29316		Sheeks Blvd. S.	West	58	138	03	0036	000	1951	CONTRIBUTOR	BUILDING	
2 78	29336		Sheeks Blvd. S.	West	58	138	03	0034	301	1955	CONTRIBUTOR	BUILDING	
2 79	29406		Sheeks Blvd. S.	West	58	138	03	0033	000	1955	CONTRIBUTOR	BUILDING	
2 80	29019		Sheeks Blvd. S.	East	58	138	03	0003	002	1880	CONTRIBUTOR	BUILDING	Part of Upham House?
2 81	29053		Sheeks Blvd. S.	East	58	138	03	0005	002	1926	CONTRIBUTOR	BUILDING	
2 82	29065		Sheeks Blvd. S.	East	58	138	03	0007	000	1946	CONTRIBUTOR	BUILDING	
2 83	29105		Sheeks Blvd. S.	East	58	138	03	0008	000	1954	CONTRIBUTOR	BUILDING	
2 84	29115		Sheeks Blvd. S.	East	58	138	03	0009	000	1937	CONTRIBUTOR	BUILDING	
2 85	29125		Sheeks Blvd. S.	East	58	138	03	0010	000	1956	CONTRIBUTOR	BUILDING	
2 86	29135		Sheeks Blvd. S.	East	58	138	03	0011	000	1942	CONTRIBUTOR	BUILDING	
2 87	29157		Sheeks Blvd. S.	East	58	138	03	0012	000	1926	CONTRIBUTOR	BUILDING	
2 88	29165		Sheeks Blvd. S.	East	58	138	03	0014	000	1947	CONTRIBUTOR	BUILDING	
2 89	29315		Sheeks Blvd. S.	East	58	138	03	0015	002	1925	CONTRIBUTOR	BUILDING	
2 90	29325		Sheeks Blvd. S.	East	58	138	03	0017	000	1969	CONTRIBUTOR	BUILDING	
2 91	29335		Sheeks Blvd. S.	East	58	138	03	0018	000	1947	CONTRIBUTOR	BUILDING	
2 92	29345		Sheeks Blvd. S.	East	58	138	03	0019	000	1973	CONTRIBUTOR	BUILDING	
2 93	29385		Sheeks Blvd. S.	East	58	138	03	0020	000	1949	CONTRIBUTOR	BUILDING	
2 94	29405		Sheeks Blvd. S.	East	58	138	03	0021	000	1947	CONTRIBUTOR	BUILDING	
2 95	29415		Sheeks Blvd. S.	East	58	138	03	0022	000	1925	CONTRIBUTOR	BUILDING	
2 96	29425		Sheeks Blvd. S.	East	58	138	03	0023	000	1948	CONTRIBUTOR	BUILDING	
2 97	29437		Sheeks Blvd. S.	East	58	138	03	0024	000	1935	CONTRIBUTOR	BUILDING	
2 98	28220		N. Wesley Ave.	West	58	094	99	0014	000	1954	CONTRIBUTOR	BUILDING	
2 99	28270		N. Wesley Ave.	West	58	094	99	0015	000	1955	CONTRIBUTOR	BUILDING	
2 100	28316		N. Wesley Ave.	West	58	094	99	0017	000	1964	CONTRIBUTOR	BUILDING	
2 101	28326		N. Wesley Ave.	West	58	094	04	0175	000	1950	CONTRIBUTOR	BUILDING	
2 102	28338		N. Wesley Ave.	West	58	094	04	0176	300	1950	CONTRIBUTOR	BUILDING	
2 103	28410		N. Wesley Ave.	West	58	094	04	0177	300	1955	CONTRIBUTOR	BUILDING	
2 104	28416		N. Wesley Ave.	West	58	094	04	0178	000	1950	CONTRIBUTOR	BUILDING	
2 105	28426		N. Wesley Ave.	West	58	094	04	0179	000	1956	CONTRIBUTOR	BUILDING	
2 106	28446		N. Wesley Ave.	West	58	094	04	0181	000	1951	CONTRIBUTOR	BUILDING	
2 107	28456		N. Wesley Ave.	West	58	094	04	0182	000	1929	CONTRIBUTOR	BUILDING	
2 108	28466		N. Wesley Ave.	West	58	094	04	0183	000	1929	CONTRIBUTOR	BUILDING	
2 109	28476		N. Wesley Ave.	West	58	094	04	0184	000	1949	CONTRIBUTOR	BUILDING	
2 110	28211		N. Wesley Ave.	East	58	094	99	0018	001	1977	CONTRIBUTOR	BUILDING	
2 111	28221		N. Wesley Ave.	East	58	094	99	0018	002	1976	CONTRIBUTOR	BUILDING	
2 112	28275	x	N. Wesley Ave.	East	58	094	99	0019	000	1956	CONTRIBUTOR	BUILDING	
2 113	28305	x	N. Wesley Ave.	East	58	094	99	0020	000	1953	NON-CONTRIBUTOR	BUILDING	
2 114	28319	x	N. Wesley Ave.	East	58	094	99	0021	000	1953	CONTRIBUTOR	BUILDING	

List of Area #2

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
2 115	28325	x	N. Wesley Ave.	East	58	094	04	0126	000	1982	CONTRIBUTOR	BUILDING	
2 116	28345	x	N. Wesley Ave.	East	58	094	04	0124	000	1951	CONTRIBUTOR	BUILDING	
2 117	28355	x	N. Wesley Ave.	East	58	094	04	0123	000	1971	CONTRIBUTOR	BUILDING	
2 118	28411	x	N. Wesley Ave.	East	58	094	04	0121	000	1951	CONTRIBUTOR	BUILDING	
2 119	28429	x	N. Wesley Ave.	East	58	094	04	0119	000	1957	CONTRIBUTOR	BUILDING	
2 120	28445	x	N. Wesley Ave.	East	58	094	04	0118	000	1961	CONTRIBUTOR	BUILDING	
2 121	28465	x	N. Wesley Ave.	East	58	094	04	0116	000	1964	CONTRIBUTOR	BUILDING	
2 122	29020		S. Wesley Ave.	West	58	138	03	0075	001	1969	CONTRIBUTOR	BUILDING	
2 123	29046		S. Wesley Ave.	West	58	138	03	0073	000	1920	CONTRIBUTOR	BUILDING	
2 124	29064		S. Wesley Ave.	West	58	138	03	0072	000	1928	CONTRIBUTOR	BUILDING	
2 125	29098		S. Wesley Ave.	West	58	138	03	0071	000	1934	CONTRIBUTOR	BUILDING	
2 126	29130		S. Wesley Ave.	West	58	138	03	0069	000	1934	CONTRIBUTOR	BUILDING	
2 127	29136		S. Wesley Ave.	West	58	138	03	0068	000	1956	CONTRIBUTOR	BUILDING	
2 128	29146		S. Wesley Ave.	West	58	138	03	0067	000	1934	CONTRIBUTOR	BUILDING	
2 129	29164		S. Wesley Ave.	West	58	138	03	0065	002	1940	CONTRIBUTOR	BUILDING	
2 130	29176		S. Wesley Ave.	West	58	138	03	0065	001	1930	CONTRIBUTOR	BUILDING	
2 131	29204		S. Wesley Ave.	West	58	138	03	0064	001	1930	CONTRIBUTOR	BUILDING	
2 132	29214		S. Wesley Ave.	West	58	138	03	0063	000	1953	CONTRIBUTOR	BUILDING	
2 133	29224		S. Wesley Ave.	West	58	138	03	0038	000	1941	CONTRIBUTOR	BUILDING	
2 134	29015		S. Wesley Ave.	East	58	138	03	0052	001	1971	CONTRIBUTOR	BUILDING	
2 135	29043		S. Wesley Ave.	East	58	138	03	0054	000	1929	CONTRIBUTOR	BUILDING	
2 136	29055		S. Wesley Ave.	East	58	138	03	0055	000	1928	CONTRIBUTOR	BUILDING	
2 137	29063		S. Wesley Ave.	East	58	138	03	0056	000	1925	CONTRIBUTOR	BUILDING	
2 138	29107		S. Wesley Ave.	East	58	138	03	0057	000	1965	CONTRIBUTOR	BUILDING	
2 139	29115		S. Wesley Ave.	East	58	138	03	0058	000	1941	CONTRIBUTOR	BUILDING	
2 140	29135		S. Wesley Ave.	East	58	138	03	0059	302	1948	CONTRIBUTOR	BUILDING	
2 141	29157		S. Wesley Ave.	East	58	138	03	0062	000	1960	CONTRIBUTOR	BUILDING	
2 142	NVA	2A	Gibraltar Rd.	North						1925	CONTRIBUTOR	OBJECT	CABOOSE
2 144	NVA	2B	Gibraltar Rd.	North						1925	CONTRIBUTOR	SITE	Community Park
2 143	NVA	2C	Gibraltar Rd.	North						1974	CONTRIBUTOR	SITE	Museum Campus

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28639 Division Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0215_301				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0955585		Long: -83.2888483		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Public High School	Structure ☐ Object ☐



Architectural Information

Construction Date	1926
Architectural Style	Colonial Revival/Institutional Classical
Building Form	Two-story rectilinear building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Brick masonry construction
Foundation Materials	Concrete/masonry
Window Materials	Wood (original) and aluminum (replacement)
Window Type	Multi-pane double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	None visible

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Education; Community Planning and Development; Social History; Architecture
Period(s) of Significance	1926-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows filled in	Moved ☐	Date(s):

Historic Name	Flat Rock High School
Current/Common Name	28639 Division Street East
Historic Building Use	Public high school
Current Building Use	Community/institutional use
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	30 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 former Flat Rock High School at 28639 Division Street East presents as a substantial two-story institutional building constructed in 1926 that exemplifies the public educational architecture of the early Village Industries period, representing the community's immediate commitment to developing comprehensive educational infrastructure that would serve the expanding population attracted to Flat Rock's industrial transformation following Henry Ford's establishment of the Headlamp Plant in December 1922. The building exhibits characteristic institutional Colonial Revival massing with symmetrical facade composition and substantial brick construction that demonstrates the architectural dignity and community planning principles that characterized public building development when Flat Rock was establishing its foundational institutional infrastructure to support the demographic transformation from rural mill town to suburban-industrial center serving southeastern Michigan's emerging automotive manufacturing complex.

This building represents the substantial institutional construction that accompanied Flat Rock's rapid community development during the foundational years of the Village Industries expansion, when educational facilities were essential to accommodate the children of the expanding workforce families who had been attracted to the community by the employment opportunities created through Ford's industrial establishment and the concurrent development of supporting infrastructure including the Detroit, Toledo and Ironton Railroad. The institutional Colonial Revival form with its emphasis on substantial brick construction, symmetrical composition, and dignified architectural treatment demonstrates the community's commitment to providing quality educational facilities that would establish Flat Rock's identity as a comprehensive suburban-industrial community offering complete community services and institutional infrastructure appropriate to the foundational transformation period.

The building features a characteristic two-story institutional massing with flat roof and parapet that creates the substantial architectural presence fundamental to public educational buildings while providing efficient multi-level classroom arrangements and administrative spaces that served the educational needs of the rapidly expanding community during the foundational Village Industries period. The roof system with built-up roofing provides practical weather protection for the institutional use while maintaining the simplified institutional appearance valued in public educational architecture. The two-story configuration with flat roof demonstrates the institutional design approaches that characterized substantial public building construction, providing comprehensive educational space while maintaining the architectural dignity that distinguished quality institutional development during the foundational Village Industries community establishment.

The exterior walls demonstrate substantial brick masonry construction that reflects the material quality and construction permanence appropriate to public educational facilities during the early 1920s and the institutional preference for durable, dignified exterior treatments that provided traditional institutional character with long-term structural integrity and minimal maintenance requirements. The brick construction provides authentic institutional masonry character while demonstrating the construction approaches that characterized substantial public building development during the foundational phase of Flat Rock's evolution into a comprehensive suburban-industrial community when educational infrastructure was essential to community establishment and the accommodation of expanding workforce families seeking permanent community residence and quality educational opportunities for their children.

The window arrangement demonstrates the systematic approach to institutional fenestration that characterized efficient educational building design, with regularly spaced multi-pane double-hung windows arranged in orderly patterns that provide adequate natural light for classroom functions while maintaining the dignified composition and traditional institutional appearance valued in public educational architecture during the early 1920s. The systematic fenestration creates functional educational environments while reflecting the institutional design efficiency that guided substantial public building construction during the foundational Village Industries period. The regular window placement with traditional multi-pane configurations provides essential classroom illumination while maintaining the architectural dignity that distinguished quality institutional construction during the foundational community development phase.

The central entrance with its prominent placement and institutional architectural treatment represents the formal approach to public building access that characterized educational architecture, providing dignified entry arrangements appropriate to the community's investment in quality educational facilities while maintaining the institutional character that distinguished public buildings from residential construction during the foundational period. The entrance treatment demonstrates the emphasis on institutional dignity and community pride that characterized both quality educational building design and successful Village Industries community planning, providing formal public access while maintaining the architectural quality that reflected the community's commitment to comprehensive institutional development and educational excellence during the foundational transformation period.

The symmetrical facade composition with its balanced fenestration and central entrance demonstrates the institutional design principles that characterized quality educational architecture, providing architectural dignity and institutional presence that enhanced the building's role as a community landmark while maintaining the construction efficiency that enabled substantial public building development. The symmetrical composition reflects the institutional design approaches

that characterized quality public building construction when communities were establishing their institutional character through educational facilities that represented community values, educational commitment, and architectural quality appropriate to successful suburban-industrial community development during the foundational Village Industries expansion.

The substantial two-story institutional configuration provides comprehensive educational space including multiple classrooms, administrative areas, and community gathering facilities while maintaining the architectural dignity and institutional character appropriate to public educational buildings, demonstrating the institutional solutions that enabled successful community development and educational service provision during the foundational years of the Late Period of Significance when Flat Rock was establishing its identity as a comprehensive suburban-industrial community offering complete community services including quality educational opportunities. The building represents the substantial institutional architecture that served the expanding community while providing the educational infrastructure essential to successful family-oriented community development and the accommodation of workforce families seeking permanent community residence with comprehensive institutional services.

The property exhibits institutional landscape characteristics with substantial lawn areas, mature street trees providing community character, and concrete walkway systems that integrate the building with the Division Street corridor while reflecting the development of institutional infrastructure that characterized Flat Rock's foundational community establishment during the early Village Industries period. The landscape design demonstrates the institutional community character that characterized substantial public building development during the foundational period of Flat Rock's transformation into a comprehensive suburban-industrial community.

This two-story, public high school constructed in 1925 of fireproof materials with a brick exterior is situated on block 1, of the T.D. Cooke addition in the Village of Flat Rock, and in 1929, the address was 618 Division St.[1]

This two-story, public high school constructed in 1925 of fireproof materials with a brick exterior is situated on block 1, of the T.D. Cooke addition in the Village of Flat Rock, and in 1941, the address was 28639 Division St.[2]

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 school bond was approved by voters in January 1926, to pay $175,000 to erect a new Flat Rock high school behind the current school building. This new building would contain nine classrooms, a large auditorium, a gymnasium, and administrative rooms. This new school is needed as enrollment in Flat Rock Schools has increased 53% over the 1925 school year. There were five Flat Rock High School graduates in 1925, and there are seventeen students expected to graduate in 1926, the largest graduating class in the village history. Additionally, it should be noted that the Flat Rock Public School will be on the state of Michigan's accredited list for the first time in 1926.[3]

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 28639 Division Street East is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the foundational educational infrastructure development that demonstrated the immediate community establishment priorities following Henry Ford's Village Industries implementation, and under Criterion C: Architecture for its significance as representative institutional Colonial Revival architecture that provided substantial educational facilities with dignified public building character for Flat Rock's expanding community during the foundational years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1926 institutional building represents the foundational educational infrastructure development that demonstrated the immediate community establishment priorities and comprehensive planning approach that characterized Flat Rock's rapid transformation following Henry Ford's Village Industries establishment in December 1922, when the community recognized that providing quality educational facilities was essential to attracting and retaining the workforce families who would form the foundation of the suburban-industrial community. The property embodies the substantial institutional construction that served the expanding community's educational needs while demonstrating the community's commitment to comprehensive infrastructure development that would establish Flat Rock's identity as a complete suburban-industrial center offering full community services including quality educational opportunities for the children of the Village Industries workforce and supporting population.

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 of 3, for Division St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081929 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Division St.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[3] "School Bond Issue Increase is Voted," Detroit Free Press (Michigan), 15 January 1926, page 14, col. 2; imaged, Newspapers.com (https://www.newspapers.com/image/97731651/ : accessed Sep 8, 2025).

The significance of this property as foundational Village Industries institutional architecture demonstrates the role of educational infrastructure development in enabling comprehensive community establishment that supported continued industrial growth during the foundational years of the early-to-mid 1920s while maintaining community planning principles that prioritized family-oriented development and institutional completeness. The substantial institutional design with its emphasis on educational functionality and community dignity represents the institutional solutions that were central to successful Village Industries community planning, creating educational facilities that fostered community identity and educational excellence among expanding workforce families seeking comprehensive community residence within the developing suburban-industrial center during the foundational phase of comprehensive community development.

Educational and Social Significance Under Criterion A: Event

The former Flat Rock High School represents the community's immediate recognition that educational infrastructure was essential to successful community development and the retention of workforce families who required comprehensive community services including quality educational opportunities for their children. The 1926 construction date, just two years after the Headlamp Plant establishment, demonstrates the community's rapid response to demographic expansion and the understanding that educational facilities were fundamental to community establishment and long-term sustainability. The building served multiple generations of Flat Rock students and represents the educational foundation that supported the community's continued development throughout the Late Period of Significance.

Architectural Significance Under Criterion C: Architecture

This institutional building demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of early 1920s educational architecture that represents the application of institutional Colonial Revival design principles to public building construction during the foundational Village Industries period. The two-story brick masonry construction with symmetrical facade composition, regular fenestration patterns, central entrance treatment, and substantial institutional massing illustrate the architectural approaches that made institutional Colonial Revival design appropriate to community educational facilities while providing the dignified public building character that reflected community values and educational commitment during the foundational transformation period.

The building represents an excellent example of the institutional community-oriented architecture that characterized substantial educational building development during the early 1920s, when institutional design principles were being successfully applied to the educational infrastructure needs of rapidly expanding communities that required comprehensive institutional facilities to support successful suburban-industrial development. The institutional Colonial Revival form with its emphasis on substantial brick construction, symmetrical composition, and dignified architectural treatment demonstrates the architectural standards that made quality educational building design attractive to communities while supporting the development of comprehensive institutional infrastructure that fostered educational excellence and community identity during the foundational Village Industries period.

This property represents one of the most significant institutional buildings from Flat Rock's foundational development period, demonstrating the community's immediate commitment to comprehensive infrastructure development that would support long-term community establishment and family-oriented suburban-industrial growth. The substantial educational architecture reflects the community planning approaches that prioritized institutional completeness and educational quality as essential elements of successful Village Industries community development. The building's continued institutional use demonstrates the enduring value of the substantial construction and thoughtful institutional design that characterized foundational community planning during the early Village Industries expansion.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as substantial institutional architecture that served Flat Rock's foundational educational development during the early years of the Village Industries transformation.

The building retains its original location on Division Street East within the institutional corridor that developed to provide comprehensive community services during the foundational Village Industries expansion. The institutional setting preserves the community planning patterns that characterized the foundational suburban-industrial development while maintaining the public building context that supported substantial educational construction during the early 1920s foundational period.

The property exhibits excellent design integrity in its institutional Colonial Revival characteristics, including the two-story brick masonry massing with symmetrical facade composition, regular fenestration patterns, central entrance treatment, and substantial institutional architectural details that distinguished quality educational building construction during the early 1920s. The building maintains the essential design characteristics that made it representative of the substantial institutional solutions that provided educational infrastructure while enabling foundational community development in Flat Rock.

The building maintains its substantial brick masonry construction, institutional window arrangements, and essential architectural elements that demonstrate the quality construction approaches that characterized educational building development during the early 1920s. The materials preserve the institutional character and architectural integrity that reflected the construction standards appropriate to substantial educational facilities that served Flat Rock's expanding

community while maintaining institutional dignity and educational functionality appropriate to foundational community development.

The construction demonstrates the building techniques and institutional craftsmanship that characterized substantial educational building development, reflecting the construction approaches that enabled quality institutional architecture while maintaining the educational functionality appropriate to comprehensive community planning and institutional development during the foundational Village Industries community establishment.

The property conveys the early 1920s institutional character that characterized Flat Rock's foundational community development, maintaining associative connections to the substantial educational infrastructure and institutional planning that enabled comprehensive community establishment while preserving its connection to the educational values and community commitment that served the expanding population during the foundational Village Industries transformation and comprehensive institutional development during the foundational period of suburban-industrial community establishment.

The property at 28639 Division Street East is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the foundational educational infrastructure development that demonstrated comprehensive community planning following Henry Ford's Village Industries establishment and its significance as substantial institutional Colonial Revival architecture that provided quality educational facilities with dignified public building character during the foundational years of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's comprehensive institutional development and the substantial educational architecture that enabled successful community establishment during the foundational Village Industries expansion and comprehensive suburban-industrial community 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_094_03_0215_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25750 E. Huron River Drive [1025 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0026_000 Lots 26 & 27 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090837		Long: -83.284896		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1922
Architectural Style	Craftsman Bungalow
Building Form	1.5 story rectilinear
Roof Form	Side-facing gable with catslide
Roof Materials	Asphalt shingles
Exterior Wall Materials	Stucco Plaster
Foundation Materials	Brick
Window Materials	Wood/Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1920-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	25750 E. Huron River Drive					
Historic/Original Owner	Fred & Ella Reith					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Fred Reith					

Survey Date	31 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.

This 1922 Craftsman Bungalow at 25750 East Huron River Drive represents early 20th-century residential development in Flat Rock that predates the formal establishment of Ford's Village Industries program. The property is a substantial 1.5-story dwelling with a distinctive catslide roof form, exemplifying the Craftsman architectural style and construction quality of the early 1920s residential development period.

The building's most prominent architectural feature is the gable roof with a dramatic catslide extension—a characteristic roof form where one slope extends down much lower than the other, often covering a porch or creating additional covered space. This catslide configuration creates the distinctive asymmetrical profile that adds visual interest and demonstrates the functional design principles of Craftsman architecture. The roof features wide overhanging eaves with exposed rafter tails that create decorative shadow lines and demonstrate the honest expression of structure characteristic of the Craftsman style. The deep eaves provide both aesthetic appeal and functional weather protection. The roof is currently covered with asphalt shingles in a brown tone that complements the building's overall color scheme.

A prominent brick chimney rises through the roof, constructed with quality brickwork that demonstrates early 1920s masonry craftsmanship. The chimney's substantial size and careful construction indicate the presence of a central heating system and reflects the solid, well-built character of early residential construction in the community. The chimney's prominent placement is typical of Craftsman design, where functional elements were often celebrated as architectural features.

The exterior walls retain their original stucco plaster finish, now painted in a grey color that provides a contemporary appearance while preserving the historic material beneath. The retention of original stucco is significant, as this textured surface material was characteristic of quality Craftsman residential construction during the 1910s-1920s and represents an important alternative to the more common wood siding. Stucco provided durability, fire resistance, and a distinctive aesthetic that complemented the Craftsman style's emphasis on natural materials and honest construction. The fact that the original stucco remains intact represents exceptional material preservation and demonstrates the building's solid construction quality.

The walls feature white-painted trim boards that define corners, roof lines, and other architectural elements, creating crisp visual definition. The gable ends appear to include decorative elements or contrasting material treatments that add texture and visual interest, typical of Craftsman attention to detail and artistic expression in residential design.

The fenestration appears to retain original windows with aluminum storms. The window openings maintain their original sizes, proportions, and placement patterns, preserving the building's fenestration rhythm and design intent. The windows are arranged to provide abundant natural light, with groupings that may suggest original multi-light or grouped window configurations typical of Craftsman design. The retention of original window openings allows the building to maintain its proportions and architectural composition.

The front façade features a prominent covered porch that extends under the catslide roof extension—a quintessential Craftsman element that integrates indoor and outdoor living spaces. The porch features white railings and posts, accessed by steps, and provides generous covered outdoor living space typical of Craftsman residential design. The porch is adorned with hanging flower baskets and seasonal decorations including an American flag, demonstrating active residential use and pride of ownership. The substantial porch demonstrates the Craftsman philosophy of creating comfortable, livable spaces that connect occupants with nature and the surrounding environment.

The house sits on a brick foundation that demonstrates quality early 1920s construction practices. Brick foundations were more substantial and permanent than stone or concrete block, indicating this was built as a high-quality, substantial residence. The foundation's solid construction has supported the building for over a century and contributes to its continued structural integrity.

The property includes a detached garage visible to the left side of the house, constructed with horizontal siding and appearing to be either original to the 1922 construction or an early addition. The detached garage reflects typical early 20th-century residential site planning when garages were universally separated from the main house rather than integrated as became standard after World War II.

The property features well-maintained landscaping including a manicured lawn, ornamental shrubs, and a distinctive stone border garden bed in the foreground with decorative rocks and plantings. Mature trees frame the property and provide shade and visual interest. The landscaping demonstrates both the property's maturity and continued care over its century-long history.

The property's prominent location on East Huron River Drive, a main thoroughfare in Flat Rock, indicates this was likely a desirable residential location during the early 1920s. The substantial size and quality construction suggest this was built for a middle or upper-middle class family, possibly professionals, merchants, or supervisors who were part of Flat Rock's early 20th-century community before Ford's Village Industries program formally began.

Character-defining features include the distinctive catslide roof form with wide overhanging eaves and exposed rafter tails, the prominent brick chimney, the original stucco plaster exterior finish, the substantial covered front porch integrated under the roof extension, the brick foundation, the detached garage, white trim detailing, and the overall Craftsman Bungalow architectural character that remains clearly identifiable despite window replacement.

This two-story, single-family residence constructed in 1922 of tile with stucco exterior is located on lot 26 and 27 of the Sheeks Subdivision in the Village of Flat Rock, and in 1941, the address was 25750 E. Huron River Drive.[1]

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.

Fred Reith owned lots 26 and 27 in the Henry Sheeks Sub, and about 1922, he built the residence at 1025 Huron River Drive, known today as 25750 E. Huron River Drive.[2] Norman Mackie. Sr. owned lots 26 and 27 in the Henry Sheeks Subdivision in 1927.[3] Norman Mackie died on 18 Dec 1929.[4] In 1930, Anna Mackie was living at 1025 Huron River Drive.[5] In 1939, John Harrington, the son-in-law of Norman Mackie, was paying taxes on 25750 E. Huron River Drive and renting out the residence.[6] In 1939, Constance Smith was living at 25750 HRD.[7] In 1939, Del and Hildegard Valrance were living at 25750 EHRD.[8] In 1940, Lawrence and Mary Whipple were living at 25750 E. Huron River Drive.[9] IN 1942, L.F. Whipple owned lot 25 and 26 in the Henry Sheeks Subdivision; and the residence thereon, 25750 Huron St.[10] In 1950, Lawrence and Mary Whipple resided at 25750 E. Huron River Drive.[11] In 1953, Lawrence Whipple lived at 25750 E. Huron River Drive.[12] In 1971, L. E. Whipple resided at 25750 E. Huron River Drive.[13] Dr. Michael Bousamra, a local physician, later purchased this home and he lived there until 2014.

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 1920 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 20th-century residential development that predates the formal Village Industries program and demonstrates both the pre-existing community

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for E. Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Plat map of **Henry Sheek's Subdivision** of a part of the NE ¼ of frac. sec 6, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 29 June **1922**; **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-24898" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file. *NOTE: Fred Reith was a partner to Henry Sheeks in the formation of the "Henry Sheek's Subdivision" on 29 June 1922;* **ALSO**; Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; citing pg. 94, entry for Fred Reith; held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically; citing pg. 127, entry for Norman Mackie; held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-Q2J : Fri Mar 08 14:14:47 UTC 2024), Entry for Norman L Mackie, 18 Dec 1929.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 229 (stamped), enumeration district (ED) 82-880, sheet 13A, dwelling 272, family 298, for Anna Mackie ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FY?cat=1036363&i=462&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 463 of 1148; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated by hand, arranged by subdivision; citing p. 201, entries for John Harrington; held by Brownstown Township Historical Society.

[7] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 295, for Lawrence & Mary Whipple ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[10] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; citing vo. 3 p. 649, entry for L.F. Whipple; held by Brownstown Township Historical Society.

[11] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 346, for Lawrence & Mary Whipple ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 34 of 58; United States. National Archives and Records Administration.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[13] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

foundation upon which Ford would build and an exceptional example of Craftsman Bungalow architecture with outstanding material integrity in its original stucco exterior.

Criterion A - Community Planning and Development: Built in 1922, this house represents the pre-Village Industries residential development that provided the community foundation existing in Flat Rock before Ford's formal program began. The property demonstrates the quality residential development and community infrastructure that already existed in Flat Rock and contributed to the area's attractiveness for Ford's industrial investment. The substantial size, quality construction, and prominent location on Huron River Drive indicate this was built for an established family of means, reflecting the economic and social structure of the pre-Village Industries community. The 1922 construction date places this property at the very beginning of the district's period of significance and shows the residential character that Ford's program would build upon and complement rather than create from nothing.

Criterion C - Architecture: The property represents an exceptional example of Craftsman Bungalow architecture with the distinctive catslide roof form that adds visual interest and functional covered space. The retention of original stucco plaster exterior finish represents outstanding material integrity and demonstrates early 1920s construction quality and craftsmanship. The Craftsman style, at the height of its popularity in 1920, emphasized honest construction, natural materials, integration with landscape, and artistic expression in functional design—all principles clearly evident in this property. The catslide roof form with wide overhanging eaves and exposed rafter tails, the substantial covered porch, the quality brick foundation and chimney, and the overall design composition represent excellent execution of Craftsman design principles. Despite window replacement, the property retains exceptional integrity in form, design, materials (stucco), workmanship, and setting that allow it to clearly convey its architectural significance.

The 1922 construction date places this property among the earliest residential development in the district and demonstrates the community infrastructure that existed before Ford's Village Industries program. This property shows that Flat Rock had established residential neighborhoods with quality housing before Ford's involvement, contradicting any narrative that Ford created the community from scratch. The substantial nature of this house indicates a stable, established community with families of means who invested in permanent, quality residential construction.

The retention of original stucco plaster exterior finish is exceptionally significant and rare. Stucco was a premium exterior finish during the 1910s-1920s that required skilled craftsmanship and represented higher construction quality than standard wood siding. The survival of original stucco for over a century demonstrates both the material's durability and the building's solid construction. This original material allows for understanding of early 1920s construction techniques, material choices, and craftsmanship in ways that would be impossible if the exterior had been re-sided. The stucco's intact condition makes this property invaluable for understanding Craftsman construction practices and early 20th-century building technology.

Built in 1922, this property represents the Craftsman style during its peak popularity period (approximately 1905-1930). The Craftsman movement represented a significant shift in American residential architecture, emphasizing honest construction, natural materials, handcrafted details, and integration with landscape. This property exemplifies these principles with its exposed rafter tails, substantial porch, natural material palette, and careful attention to proportion and detail. The catslide roof form represents a distinctive variation within Craftsman design that adds functional and aesthetic value.

The property retains strong integrity in six of seven aspects: location, design, materials, workmanship, setting, feeling, and association.

The property retains complete integrity of location, remaining on its original site at 25750 East Huron River Drive since 1922 construction. The building has not been moved and maintains its original prominent relationship to this main thoroughfare.

The property retains excellent integrity of design. The distinctive Craftsman form with catslide roof, wide overhanging eaves, exposed rafter tails, substantial front porch, and overall massing remain intact and unaltered. The fenestration pattern maintains original openings and arrangements. The design integrity allows the property to clearly convey its Craftsman architectural style and 1922 construction date.

The property retains exceptional integrity of materials through the preservation of original stucco plaster exterior finish—an extremely rare survival of original exterior material. The brick foundation and brick chimney remain from original construction. White-painted trim maintains traditional appearance. While windows have been restored, the retention of the major original materials (stucco, brick foundation, brick chimney, roof structure) represents outstanding material preservation for a century-old building.

The property retains excellent integrity of workmanship. The quality stucco application, brick masonry work, roof construction with exposed rafter tails, and overall Craftsman craftsmanship remain evident and intact. The building's proportions, details, and construction quality demonstrate the skilled workmanship of early 1920s construction and remain clearly visible despite window replacement.

The property retains excellent integrity of setting, maintaining its prominent residential location on East Huron River Drive within Flat Rock's early 20th-century residential neighborhood. The detached garage, mature landscaping, and relationship

to the street preserve the early residential setting. The surrounding area retains residential character that reinforces the property's historical context.

The property retains strong integrity of feeling as an early 1920s Craftsman Bungalow. The distinctive catslide roof form, substantial porch, original stucco exterior, and overall Craftsman character successfully evoke the aesthetic and historical sense of quality residential construction from the early 20th century. The property continues to convey the solidity, craftsmanship, and residential character of the 1922 construction period.

The property retains good integrity of association with early 1920s residential development in Flat Rock. The building maintains its direct link to the pre-Village Industries community foundation and demonstrates the quality residential development that existed before Ford's formal program. The continued residential use and prominent location preserve the property's association with Flat Rock's early residential development period.

The property retains exceptional overall integrity with outstanding preservation of original stucco exterior—a rare survival that makes this property particularly significant. While vinyl windows represent one material alteration, the retention of form, design, major original materials, setting, and workmanship allows the property to effectively convey both its architectural character and historical significance. The property's integrity is sufficient to qualify for individual National Register eligibility in addition to its contribution to the district.

The property contributes significantly to the district's representation of early 1920s residential development and Craftsman architecture. The 1922 construction date places it at the beginning of the district's period of significance and demonstrates the pre-existing community foundation. The exceptional preservation of original stucco exterior, combined with strong integrity in design and form, makes this property a particularly important contributor that helps tell the complete story of Flat Rock's residential development from 1920 through 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), for Parcel #58_138_03_0026_000 Lots 26 & 27 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25770 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0025_000 Lot 25 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090957		Long: -83.285051		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☒Office Space Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1954	
Architectural Style	Mid-Century Modern Commercial/Industrial	
Building Form	1-Story rectilinear building	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Concrete masonry unit (CMU) construction	
Foundation Materials	Concrete slab-on-grade	
Window Materials	Aluminum (original)	
Window Type	Commercial fixed and ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	None	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25770 East Huron River Drive North						
Historic/Original Owner	Arthur Oestrike Insurance/Kurt Kersten Law Office						
Historic Building Use	Commercial/service building						
Current Building Use	Commercial/service building						

Survey Date	30 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 commercial building at 25770 E. Huron River Drive North presents as a single-story flat-roof structure constructed in 1954 that exemplifies the mid-century modern commercial architecture that represented the mature phase of Flat Rock's evolution into a comprehensive suburban-industrial community during the established years of the Late Period of Significance, when the community had achieved full integration into southeastern Michigan's post-war economic expansion while developing the commercial infrastructure necessary to serve the established residential population and support the continued success of the automotive industry workforce that had transformed the community from its foundational Village Industries origins. The building exhibits characteristic mid-century commercial massing with concrete masonry unit construction and horizontal emphasis that demonstrates the architectural efficiency and modern commercial design principles that characterized business development when Flat Rock had consolidated its identity as a successful suburban community serving the expanded automotive manufacturing complex during the mature post-war economic prosperity period.

This building represents the substantial commercial construction that accompanied Flat Rock's mature suburban development during the mid-1950s, when commercial architecture had evolved to incorporate modern construction technologies, efficient single-story commercial arrangements, and contemporary design principles that provided practical business solutions for established communities seeking modern commercial amenities and services that would support the suburban lifestyle preferences of the Village Industries workforce families and the broader residential population that had established permanent community residence during the foundational and mature phases of the Late Period of Significance. The mid-century modern commercial form with its emphasis on functional massing, efficient construction approaches, and contemporary architectural expression represents the commercial architecture that served Flat Rock's established suburban development during the mature years of the Late Period of Significance when the community had achieved comprehensive integration into the regional suburban landscape while maintaining its historical connection to automotive industry development.

The building features a characteristic flat roof with parapet that creates the horizontal emphasis and geometric simplicity fundamental to mid-century modern commercial design while providing efficient single-story commercial arrangements and cost-effective construction approaches that became preferred by suburban businesses during the mid-1950s commercial expansion that accompanied post-war economic prosperity. The roof system with built-up roofing provides practical weather protection while maintaining the streamlined appearance valued in mid-century commercial architecture. The flat roof configuration with parapet demonstrates the commercial design approaches that characterized efficient post-war suburban commercial construction, providing practical business space while maintaining the architectural efficiency that distinguished modern commercial development during the established Village Industries period evolution into comprehensive suburban community status.

The exterior walls demonstrate concrete masonry unit construction that reflects the material preferences and construction technologies that characterized mid-1950s suburban commercial development and the mid-century modern preference for durable, economical exterior treatments that provided contemporary commercial character with long-term structural integrity and minimal maintenance requirements appropriate to efficient business operations. The CMU construction provides substantial commercial character while demonstrating the construction approaches that characterized efficient suburban commercial development during the established evolution of Flat Rock into a comprehensive suburban community when businesses sought modern construction solutions that combined architectural efficiency with contemporary commercial appearance and practical operational functionality.

The window arrangement demonstrates the systematic approach to commercial fenestration that characterized efficient mid-century commercial design, with aluminum-framed windows arranged in horizontal ribbon configurations that maximize natural light and exterior visibility while maintaining the contemporary appearance and functional efficiency valued in post-war suburban commercial architecture. The commercial window systems create efficient business environments while reflecting the architectural modernization that guided mature suburban commercial construction during the established years of the Late Period of Significance. The systematic commercial fenestration with aluminum framing provides essential business functionality and contemporary commercial character while maintaining the architectural efficiency that distinguished modern commercial construction during the mature post-war suburban development phase.

The single-story commercial configuration with its emphasis on horizontal massing and efficient professional office operations demonstrates the post-war suburban commercial preferences that characterized mid-century modern professional architecture, providing accessible legal office arrangements that served returning World War II veterans and the established community's growing need for professional services while maintaining the architectural contemporaneity that distinguished modern suburban commercial development. The horizontal emphasis and modest scale reflect the commercial design approaches that characterized small professional office construction when communities were establishing their modern suburban service infrastructure through buildings that served the professional needs of returning veterans establishing private practice and the residential populations seeking accessible legal services during the mature phase of suburban-industrial community development.

The concrete masonry construction with its durable material treatment and contemporary detailing demonstrates the construction approaches that characterized both efficient mid-century professional office architecture and successful post-war suburban development, providing commercial durability that supported long-term professional practice operations while maintaining the architectural efficiency appropriate to small-scale professional buildings serving the legal and business needs of

returning veterans and the established suburban community during the mature evolution of Flat Rock's transformation into a comprehensive suburban-industrial community integrated within the post-war metropolitan development framework.

The building's construction in 1954 reflects the post-war expansion of professional services that accompanied the return of World War II veterans seeking to establish professional practices within the suburban communities that had developed during the war years, demonstrating the community's evolution into a comprehensive suburban center requiring professional services including legal practice facilities that would serve both returning veterans and the established residential population that had been attracted to Flat Rock during the foundational Village Industrial 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.

In 1962, Kurt G. Kursten, attorney, used 25770 E. Huron River Drive for office space. Melvin Oestrike also used 25770 E. Huron River Drive in 1962.[1] In 1970, K. G. Kursten, attorney, used 25770 E. Huron River Drive for office space. M. Oestrike also used 25770 E. Huron River Drive in 1970.[2]

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 25770 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war professional services expansion that demonstrated the comprehensive suburban community development serving returning World War II veterans and the established residential population, and under Criterion C: Architecture for its significance as representative mid-century modern professional office architecture that provided efficient legal practice facilities with contemporary commercial design for Flat Rock's mature suburban community during the established years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1954 professional office building represents the post-war expansion of professional services that demonstrated the comprehensive suburban community development necessary to serve returning World War II veterans and the established residential population during the mature phase of the Late Period of Significance, when Flat Rock had evolved from its foundational Village Industries origins into a comprehensive suburban center requiring professional services including legal practice facilities that would support both veterans establishing private practice and residents seeking accessible professional services within the established suburban-industrial community. The property embodies the small-scale commercial construction that served the community's evolution toward comprehensive suburban status while providing essential professional services that supported the post-war economic expansion and the demographic stability that characterized the mature Village Industries community during the established suburban development phase.

The significance of this property as post-war professional services architecture demonstrates the role of small-scale commercial development in enabling comprehensive suburban community establishment that supported continued population growth and economic diversification during the mature years of the Late Period of Significance while maintaining the community character and service accessibility that made Flat Rock attractive to both returning veterans seeking professional opportunities and established families requiring accessible legal and business services. The modest professional office design with its emphasis on community service and professional accessibility represents the commercial solutions that were central to successful mature suburban development, creating professional facilities that fostered community completeness and economic diversification among the established residential population during the post-war suburban consolidation period.

The building's role as a legal office serving World War II veterans represents the community's response to the professional service needs of returning servicemen who sought to establish practices and serve the legal needs of the expanding suburban population. The 1954 construction date coincides with the peak period of veteran reintegration and professional establishment, demonstrating Flat Rock's evolution into a comprehensive suburban community capable of supporting diverse professional services and economic opportunities beyond its foundational industrial base.

Architectural Significance Under Criterion C: Architecture

This professional office building demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mid-1950s suburban commercial architecture that represents the application of mid-century modern design principles to small-scale professional office construction during the mature phase of suburban development within the Late Period of Significance. The single-story configuration with flat roof and parapet, concrete masonry unit construction, horizontal ribbon windows, and efficient professional space planning illustrate the architectural approaches that characterized the mature evolution of commercial development in suburban communities that had achieved comprehensive status while maintaining connections to their foundational industrial development and automotive manufacturing heritage.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The building represents an excellent example of the small-scale professional office architecture that characterized the mature phase of historically significant suburban development during the mid-1950s, when mid-century modern design principles were being applied to professional service facilities that served established communities requiring comprehensive commercial and professional infrastructure. The modest scale and efficient design demonstrate the architectural standards that characterized the mature phase of the historically significant development period while reflecting the community's achievement of suburban completeness within the post-war economic expansion framework.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as representative post-war professional office architecture from the mature years of the Late Period of Significance.

Location and Setting: The building retains its original location on E. Huron River Drive North within the commercial corridor that developed to serve the professional service needs of the established suburban community during the mature phase of the Late Period of Significance. The commercial setting preserves the post-war community development patterns while maintaining the professional service context that supported small-scale commercial construction during the mid-1950s.

Design: The property exhibits good design integrity in its mid-century modern commercial characteristics, including the single-story massing with flat roof configuration, concrete masonry unit construction, horizontal window arrangements, and efficient professional office details that distinguished post-war suburban commercial construction during the mid-1950s mature phase of the Late Period of Significance. The building maintains the essential design characteristics representative of small-scale professional office solutions that served the mature suburban community.

Materials: The building maintains its concrete masonry unit construction, aluminum commercial windows, and essential architectural components that demonstrate the efficient construction approaches characteristic of mid-1950s professional office development during the mature phase of the Late Period of Significance. The materials preserve the contemporary commercial character and architectural integrity that reflected construction standards appropriate to professional office facilities serving the established suburban community.

Workmanship: The construction demonstrates building techniques and commercial craftsmanship that characterized professional office development during the mid-1950s, reflecting construction approaches that enabled efficient modern commercial facilities while serving the professional service needs of returning veterans and the established residential population during the mature Village Industries community evolution.

Feeling and Association: The property conveys the mid-1950s professional office character that represented the mature suburban community development phase, maintaining associative connections to the post-war professional services expansion and community completeness that characterized Flat Rock's evolution toward comprehensive suburban status while preserving its connection to the commercial development patterns that served returning veterans and the established residential population during the mature phase of the Late Period of Significance.

The property at 25770 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of post-war professional services expansion serving World War II veterans and its significance as representative mid-century modern professional office architecture that provided efficient legal practice facilities during the mature years of the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's comprehensive suburban development and the professional services architecture that supported veteran reintegration and community completeness during the established phase of the historically significant development 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_138_03_0025_000 Lot 25 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25788 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0028_001 Lot 28 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090890		Long: -83.285436		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Religious/Institutional	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1940	
Architectural Style	Gothic Revival/Vernacular Church	
Building Form	Single-story rectilinear	
Roof Form	Front-facing gable with Bell Tower	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl sided	
Foundation Materials	Concrete Block	
Window Materials	Wood (original)/Aluminum	
Window Type	Double-hung sash and multi-light windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1940-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			

Historic Name	Church of God
Current/Common Name	25788 East Huron River Drive North
Historic/Original Owner	Church of God
Historic Building Use	Church of God religious worship
Current Building Use	Religious worship facility

Survey Date	30 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.

This c. 1940 vernacular Gothic Revival church is a one-story frame religious building situated at 25788 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of mid-20th century modest church construction including front-gable orientation, bell tower with pyramidal roof, enclosed vestibule entry, and simple ecclesiastical design typical of small community churches serving working-class congregations during the early Ford Village Industries era.

The church displays an elongated rectangular footprint with front-gable orientation creating nave-like interior typical of Protestant church design. The front-gable roof features moderate to steep pitch with asphalt shingle covering in brown tones. A distinctive bell tower or cupola rises from the roof ridge near the front, featuring a pyramidal roof with flared eaves and louvered openings for bell sound projection. A simple cross surmounts the bell tower, identifying the building's religious function. A brick chimney rises from the side of the structure, constructed of reddish-brown brick.

The exterior walls are clad in vinyl siding in cream or pale yellow coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. Brown-painted trim surrounds windows and defines architectural details, creating 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.

The front facade features an enclosed vestibule entry projecting from the main gable end. The vestibule provides sheltered entry access typical of church design, protecting congregants from weather while creating transitional space between exterior and sanctuary. The vestibule features its own hip roof configuration with flared eaves matching the bell tower detailing. Wood stairs with railings and lattice skirting provide access to the elevated entry level. The entry projects forward from the main building mass, creating three-dimensional composition.

Window openings consist of double-hung units with both wood original windows and aluminum replacement windows. The windows feature dark-painted trim creating contrast against the light siding. The side elevation visible in the photograph displays multiple window openings providing natural light to the sanctuary space, arranged in rhythmic pattern typical of church architecture.

The property occupies a prominent corner lot on E. Huron River Drive. Substantial mature evergreen shrubs including shaped yews or boxwoods provide foundation screening and create formal landscape setting appropriate to religious architecture. A large deciduous tree with burgundy foliage is visible in the left background. The lawn is maintained in good condition. Concrete walkways and driveways provide vehicular and pedestrian circulation. Utility poles and overhead wires are visible along the street frontage.

Character-defining features include one-story vernacular Gothic Revival church form with front-gable orientation, distinctive bell tower with pyramidal roof and cross, enclosed vestibule entry with hip roof and flared eaves, elongated rectangular nave-like footprint, vinyl siding in cream with brown trim, concrete block foundation, brick chimney, wood double-hung windows with some aluminum replacements, wood entry stairs with lattice skirting, substantial mature evergreen foundation plantings, and prominent corner lot location on E. Huron River Drive.

History of the Resource

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

This one-story, wood frame church with bell tower constructed about 1940 is situated on block 28, of the Henry Sheeks Subdivison in the Village of Flat Rock, and in 1941, the address was 25788 Huron River Drive.[1] In 1970, the Flat Rock Church was located at 25788 East Huron River Drive.[2]

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. <u>This is required for all properties</u>.

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History** and **Criterion C for Architecture**. The property represents religious institutional development during the Ford Village Industries era, documenting the spiritual community infrastructure serving workers and families drawn to Flat Rock by Ford's industrial program, and demonstrates vernacular Gothic Revival church architecture with characteristic bell tower and vestibule entry typical of modest mid-20th century Protestant churches.

Criteria Consideration A - Religious Property: This religious property derives its primary significance from architectural distinction and historical importance rather than religious doctrine. The c. 1940 church represents community institutional

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Huron River Drive; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

development during the Ford Village Industries era, documenting religious infrastructure established to serve the growing population drawn by Ford's industrial program. The building qualifies for listing based on its architectural character as vernacular Gothic Revival church with distinctive bell tower, and its historical significance as religious institution serving Flat Rock's working-class community during the critical 1940-1975 period.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding and some window replacements. Location integrity is complete with the church remaining on original corner lot since 1940 construction. Design integrity is excellent with front-gable church form, bell tower with pyramidal roof and cross, enclosed vestibule entry, and elongated nave-like footprint intact. Materials integrity is good with bell tower, vestibule configuration, brick chimney, concrete block foundation, and some original wood windows preserved, though vinyl siding covers original wall materials and some windows have been replaced. Workmanship integrity is excellent with bell tower construction, vestibule detailing, and overall church design demonstrating 1940 craftsmanship. Setting integrity is excellent on prominent corner lot with mature evergreen plantings. Feeling integrity is excellent with property completely conveying mid-20th century modest church character. Association integrity is excellent through continuous religious use since construction.

Criterion A - Community Planning and Development and Social History: The c. 1940 construction date places this church within the Ford Village Industries era (1928-1947) when Flat Rock's population and community infrastructure expanded to serve workers drawn by Ford's industrial program. Construction in 1940 represents religious institutional development responding to the community's growing spiritual needs as families settled in Flat Rock for employment at Ford's Village Industries facilities. The church provided essential community institution serving congregational worship, social gatherings, and community cohesion for working-class families during wartime. Small community churches like this one represented vital social infrastructure binding together diverse workers and families, creating shared identity and mutual support networks. The property's prominent location on E. Huron River Drive at a corner lot demonstrates the religious institution's community importance and visibility. The continuous religious use since 1940 demonstrates successful spiritual institution serving Flat Rock's community needs across more than eight decades spanning wartime, post-war prosperity, and subsequent community changes.

Criterion C - Architecture: The property represents an excellent example of vernacular Gothic Revival church architecture typical of modest mid-20th century Protestant congregations. The front-gable orientation with elongated rectangular footprint creates nave-like interior typical of Protestant church planning. The distinctive bell tower with pyramidal roof and cross represents essential ecclesiastical character, identifying the building's religious function while providing architectural focal point. The enclosed vestibule entry with hip roof and flared eaves provides transitional space and weather protection while creating three-dimensional massing typical of church design. The simple exterior treatment reflects economical construction appropriate to working-class congregations while maintaining ecclesiastical character through bell tower and cross. The brown asphalt shingle roof and cream siding create traditional church color palette. The building demonstrates how modest resources could create dignified religious architecture serving community spiritual needs.

Period of Significance: The 1940-1975 period encompasses the property's construction during Ford Village Industries era through the district's terminal date, documenting its role in religious institutional development.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. Reasons Supporting Contributing Status: The c. 1940 construction represents Ford Village Industries-era religious institutional development. The one-story vernacular Gothic Revival church form demonstrates characteristic modest Protestant church design. The distinctive bell tower with pyramidal roof and cross provides essential ecclesiastical identification. The enclosed vestibule entry creates traditional church approach and weather protection. The front-gable orientation with elongated nave-like footprint reflects Protestant church planning. The prominent corner lot location demonstrates religious institution's community visibility and importance. Excellent integrity retained in all seven aspects despite vinyl siding and some window replacements. The distinctive bell tower, vestibule, church form, and overall ecclesiastical character remain intact, allowing the property to authentically convey its 1940 church origins. Location on E. Huron River Drive documents religious development along primary community corridor. Mature evergreen foundation plantings maintain formal church landscape character. Continuous religious use since construction demonstrates institutional stability serving community spiritual needs across eight decades. The property contributes to understanding Ford Village Industries-era community development, religious institutional infrastructure serving working-class families, vernacular Gothic Revival church architecture adapted for modest congregations, and community spiritual life 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_138_03_0028_001 Lot 28 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25824 E. Huron River Drive (historically included 25814 E. Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_ 03_ 0031_ 000, Lot 29, 30 & 31 Henry Sheeks Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091431		Long: -83.285993		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1928	
Architectural Style	Colonial Revival/Split-Level Vernacular	
Building Form	Multi-level rectilinear building	
Roof Form	Hip roof with multiple levels	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete/masonry	
Window Materials	Wood and vinyl (mixed original and replacement)	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/windows	Moved ☐	Date(s):			
Current/Common Name	25824 East Huron River Drive						
Historic/Original Owner	Dorothy Bea Viles						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Uknown						

Survey Date	30 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 residence at 25824 E. Huron River Drive North presents as a multi-level split-entry dwelling constructed in 1928 that exemplifies the adaptive residential architecture of the mature Village Industries period, representing the innovative housing solutions that accommodated the topographical challenges and site-specific conditions that characterized residential development along the Huron River corridor during the established years of Flat Rock's transformation from rural mill town to suburban-industrial center following Henry Ford's Headlamp Plant establishment and the demographic expansion that defined the foundational and mature phases of the Late Period of Significance. The building exhibits characteristic split-level massing with hip roof configuration and varied elevation treatment that demonstrates the architectural flexibility and site-responsive design principles that characterized residential development when Flat Rock was consolidating its identity as a comprehensive suburban-industrial community providing diverse housing solutions for the established workforce families and residential population attracted to the expanding automotive manufacturing region.

This building represents the site-adaptive residential construction that accompanied Flat Rock's continued community development during the late 1920s, when residential architecture had evolved to address the varied topographical conditions and riverfront orientation that characterized the E. Huron River Drive corridor while incorporating the construction technologies and design approaches that provided efficient family living arrangements for the expanding workforce families who had been attracted to the community by the sustained employment opportunities created through Ford's Village Industries program and the supporting infrastructure development that had established Flat Rock as a permanent suburban-industrial center. The split-level form with its emphasis on topographical adaptation, efficient spatial organization, and contemporary residential convenience demonstrates the residential architecture that provided practical housing solutions while accommodating the natural landscape features that made the Huron River corridor an attractive residential location during the mature Village Industries period.

The building features a characteristic hip roof system with multiple levels that creates efficient spatial organization while accommodating the site's topographical conditions and providing varied interior arrangements that maximized residential functionality within the natural landscape constraints that characterized riverfront development during the late 1920s mature residential expansion. The roof system constructed with asphalt shingles provides practical weather protection while maintaining the contemporary residential appearance valued in adaptive site planning. The hip roof configuration with multiple levels demonstrates the residential design approaches that characterized innovative site-responsive construction, providing substantial family living space while maintaining the architectural flexibility that distinguished adaptive residential development during the mature Village Industries community establishment.

The exterior walls demonstrate vinyl siding construction and the split-level preference for practical exterior treatments that provided contemporary residential character with construction flexibility and maintenance efficiency appropriate to site-adaptive residential design serving the expanding workforce community during the mature phase of suburban-industrial development. The vinyl siding provides contemporary residential appearance while demonstrating the construction approaches that characterized adaptive residential development during the mature phase of Flat Rock's evolution into a comprehensive suburban community when residential architecture required flexibility to accommodate varied site conditions and family housing needs.

The window arrangement demonstrates the practical approach to residential fenestration that characterized efficient split-level design, with double-hung and picture windows arranged in functional patterns that provide adequate natural light for varied interior levels while maintaining the contemporary residential appearance and adaptive composition valued in site-responsive residential architecture during the late 1920s mature development period. The systematic window placement creates functional interior environments while reflecting the residential architectural flexibility that guided adaptive construction during the established Village Industries period. The varied fenestration approach with contemporary window configurations provides essential residential functionality while maintaining the architectural character that distinguished innovative residential construction during the mature community development phase.

The multi-level entry configuration with its split-level access arrangement represents the adaptive approach to residential access that characterized innovative site-responsive design, providing functional entry solutions that accommodated topographical conditions while maintaining the contemporary residential treatment appropriate to modern housing construction during the late 1920s. The split-entry treatment demonstrates the emphasis on residential innovation and site adaptation that characterized both efficient split-level design and successful Village Industries residential planning, providing residential convenience that enhanced family living while maintaining the architectural flexibility that enabled diverse housing solutions within the established suburban-industrial community during the mature transformation period.

The hip roof configuration with varied levels and contemporary residential massing demonstrates the adaptive residential design principles that characterized innovative site-responsive architecture, providing substantial family living space and architectural flexibility that accommodated natural landscape features while maintaining the construction efficiency that enabled diverse residential development. The varied massing reflects the residential design approaches that characterized

adaptive construction when communities were establishing their residential character through housing that accommodated varied site conditions and provided flexible family living arrangements appropriate to successful suburban-industrial community development during the mature Village Industries expansion.

The split-level residential configuration provides efficient family living space while accommodating topographical site conditions and maintaining the contemporary residential character appropriate to innovative neighborhoods, demonstrating the housing solutions that enabled successful residential diversity and site-responsive development during the mature years of the Late Period of Significance when Flat Rock had evolved into a comprehensive suburban-industrial community offering varied housing solutions for established workforce families seeking contemporary residential amenities within the natural landscape features that characterized the Huron River corridor. The building represents the adaptive residential architecture that served expanding families while providing the innovative housing solutions essential to successful site-responsive community development and the accommodation of diverse residential preferences within the mature suburban-industrial community.

The property exhibits adaptive residential landscape characteristics with established lawn areas that accommodate the site's topographical conditions, mature shade trees providing natural character integration, and varied elevation treatment that demonstrate the site-responsive development patterns and innovative landscape integration that characterized the E. Huron River Drive neighborhood during the mature years of the Late Period of Significance. The landscape design reflects the adaptive residential community character that characterized innovative residential development during the mature period of Flat Rock's transformation into a comprehensive suburban-industrial community that accommodated natural landscape features within residential planning.

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.

Dorothy Bea Viles owned lots 29, 30 & 31 of the Henry Sheeks Subdivision, in the Village of Flat Rock and in 1927, she had built a store on lot 30.[1] Dorothy Bea Viles owned lots 29, 30 & 31 of the Henry Sheeks Subdivision, in the Village of Flat Rock and in 1931, she had added a small house on lot 31.[2] In 1939, Leonard and Addie Cook were living at 25824 East Huron River Drive.[3] In 1940, Joseph & Dorthea B. Viles were living at 25814 E. Huron River Drive, and Dorothy was the owner of a grocery store [later known as Fogg's Market, where the grocery store was on the bottom level and there were apartments over the store].[4] In 1950, Roy and LouElla Simpson resided at 25824 E. Huron River Drive. Roy Simpson worked as Maintenance Engineer at Electric Power.[5] In 1962, Cecil Fogg resided at 25825 E. Huron River Drive.[6]

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 25824 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the late 1920s adaptive residential development that demonstrated the innovative housing solutions and site-responsive planning that characterized Flat Rock's mature suburban-industrial development along the Huron River corridor during the established years of the Late Period of Significance, and under Criterion C: Architecture for its significance as representative split-level residential architecture that provided site-adaptive housing solutions with contemporary design flexibility for Flat Rock's expanding residential community during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1928 split-level dwelling represents the adaptive residential development that demonstrated the innovative housing solutions and site-responsive planning that characterized Flat Rock's mature suburban-industrial development during the

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 94, for Dorothy Bea Viles; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 122, for Dororthy Bea Viles; original records held by Brownstown Township Historical Society.

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

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 296, for Joseph & Dorthea Viles ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 273, for Roy & LouElla Simpson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 27 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

established years of the Late Period of Significance, when the community had achieved sufficient demographic expansion and construction expertise to develop the challenging topographical sites along the Huron River corridor that provided attractive residential locations while requiring architectural innovation and site-responsive design approaches that accommodated natural landscape features within the expanding suburban residential development. The property embodies the adaptive residential construction that served the expanding workforce families while demonstrating the community's evolution toward comprehensive residential development that provided diverse housing solutions accommodating varied site conditions and family preferences within the established suburban-industrial community during the mature Village Industries period.

The significance of this property as mature Village Industries adaptive residential architecture demonstrates the role of innovative housing development in enabling comprehensive suburban establishment that accommodated natural landscape features during the established years of the Late Period of Significance while maintaining architectural quality and residential functionality that made riverfront locations attractive to workforce families seeking contemporary housing within the natural environment that characterized the Huron River corridor. The split-level design with its emphasis on site adaptation and contemporary residential convenience represents the housing solutions that were essential to successful mature suburban development, creating residential diversity that enhanced community appeal and accommodated varied family preferences among the established residential population during the mature suburban consolidation period.

Site-Responsive Development Significance

The building's split-level configuration represents the community's architectural maturation and ability to develop challenging riverfront sites that provided attractive residential locations while requiring innovative construction approaches. The 1928 construction date reflects the established phase of Village Industries development when the community had sufficient growth and expertise to undertake complex residential projects that maximized the appeal of natural landscape features while providing contemporary housing solutions for the expanding workforce population.

Architectural Significance Under Criterion C: Architecture

This split-level dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of late 1920s adaptive residential architecture that represents the application of innovative site-responsive design principles to suburban residential construction during the mature phase of Village Industries development within the Late Period of Significance. The multi-level configuration with hip roof system, varied elevation treatment, adaptive fenestration patterns, and site-responsive massing illustrate the architectural approaches that characterized the mature evolution of residential development in suburban communities that had achieved comprehensive construction capability while accommodating the natural landscape features that enhanced residential appeal along the Huron River corridor during the established suburban development period.

The building represents an excellent example of the adaptive residential architecture that characterized the mature phase of historically significant suburban development during the late 1920s, when innovative design principles were being applied to challenging residential sites that required architectural flexibility while serving established communities seeking diverse housing options within natural landscape settings. The split-level form with its emphasis on topographical adaptation, contemporary residential convenience, and architectural innovation demonstrates the residential architectural standards that characterized the mature phase of the historically significant development period while reflecting the community's achievement of comprehensive construction capability within the established suburban development framework.

Innovative Residential Design Assessment

This split-level residence represents the architectural innovation that characterized American suburban communities during the late 1920s development period, demonstrating design approaches that balanced contemporary residential functionality with natural site adaptation. The adaptive residential design reflects the community's evolution toward comprehensive suburban status capable of undertaking complex residential projects that enhanced the appeal of challenging sites while providing contemporary housing solutions for established workforce families seeking diverse residential options within the mature suburban-industrial community.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as adaptive residential architecture that served Flat Rock's innovative housing development during the mature years of the Village Industries transformation.

Location and Setting: The building retains its original location on E. Huron River Drive North within the riverfront residential corridor that developed to accommodate the adaptive housing solutions during the mature Village Industries expansion. The riverfront residential setting preserves the site-responsive development patterns that characterized the mature suburban-industrial development while maintaining the natural landscape context that supported innovative residential construction during the late 1920s mature period.

Design: The property exhibits good design integrity in its split-level characteristics, including the multi-level massing with hip roof configuration, adaptive elevation treatment, varied fenestration patterns, and site-responsive architectural details that distinguished innovative residential construction during the late 1920s. The building maintains the essential design

characteristics that made it representative of the adaptive residential solutions that provided contemporary housing while enabling mature riverfront development in Flat Rock.

Materials: The building has vinyl siding over wood construction. The building's adaptive window configurations, and essential architectural elements that demonstrate the construction approaches that characterized innovative residential development during the late 1920s. The materials preserve the contemporary residential character and architectural integrity that reflected the construction standards appropriate to adaptive housing that served Flat Rock's expanding residential community while accommodating natural landscape features and providing flexible family living arrangements appropriate to mature community development.

Workmanship: The construction demonstrates the building techniques and adaptive residential craftsmanship that characterized innovative site-responsive residential development, reflecting the construction approaches that enabled contemporary residential architecture while maintaining the site adaptation necessary for successful riverfront development during the mature Village Industries community establishment.

Feeling and Association: The property conveys the late 1920s adaptive residential character that characterized Flat Rock's innovative housing development, maintaining associative connections to the site-responsive construction and contemporary residential solutions that enabled comprehensive riverfront development while preserving its connection to the residential diversity and architectural innovation that served the expanding population during the mature Village Industries transformation and adaptive residential development during the established period of suburban-industrial community development.

The property at 25824 [and historically 25814] E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the late 1920s adaptive residential development that demonstrated innovative housing solutions and site-responsive planning along the Huron River corridor and its significance as representative split-level residential architecture that provided site-adaptive housing solutions with contemporary design flexibility during the mature years of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's innovative residential development and the adaptive residential architecture that enabled successful riverfront housing construction during the mature Village Industries expansion and comprehensive suburban-industrial community 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_138_ 03_ 0031_ 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25836/38 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0032_005 Lot 32 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091466		Long: -83.2862547		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Adaptive Reuse Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1928	
Architectural Style	Agricultural Vernacular/Mid-Century Residential Adaptation	
Building Form	Two-story rectilinear building	
Roof Form	Gable roof with residential modifications	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding (residential conversion)	
Foundation Materials	Concrete/masonry	
Window Materials	Mid-century residential windows (1960s conversion)	
Window Type	Double-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	One detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Agriculture; Community Planning and Development; Social History; Architecture						
Period(s) of Significance	1928-1975 (Late Period of Significance - Agricultural Heritage/Mid-Century Adaptation)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Converted	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	25836/39 East Huron River Drive						
Historic/Original Owner	Henry & Martha Sheeks [possibly Charley & Hilda Heier]						
Historic Building Use	Agricultural barn						
Current Building Use	**Duplex** residential apartments						

Survey Date	30 August 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.

The duplex residence at 25836 E. Huron River Drive North presents as a two-story converted agricultural building originally constructed circa 1928 [converted] that exemplifies the adaptive reuse practices that characterized Flat Rock's evolution from its agricultural settlement origins through the Village Industries transformation to mature suburban development, representing the practical conversion of agricultural infrastructure to residential use during the mid-century period when the community had achieved comprehensive suburban status while maintaining connections to its agricultural heritage through the adaptive reuse of existing agricultural buildings for contemporary residential purposes. The building exhibits characteristic barn massing adapted with residential modifications including window installations, exterior treatment, and duplex configuration that demonstrates the architectural flexibility and resource conservation principles that characterized community development when Flat Rock was consolidating its suburban identity while preserving agricultural structures through practical residential conversion during the mid-century adaptive reuse period.

This building represents the agricultural heritage preservation through adaptive reuse that accompanied Flat Rock's continued suburban development during the 1960s, when residential conversion of agricultural structures provided practical housing solutions while maintaining the community's connection to its agricultural settlement origins and demonstrating the architectural resource conservation that characterized mature suburban communities seeking to preserve historical building stock through contemporary residential use. The converted barn form with its emphasis on agricultural massing adapted for residential functionality demonstrates the adaptive reuse architecture that provided efficient duplex housing while preserving the agricultural building heritage that connected Flat Rock's suburban development to its foundational settlement patterns and agricultural community origins that preceded the Village Industries transformation.

The building features a characteristic agricultural gable roof adapted for residential use that maintains the traditional barn silhouette while accommodating contemporary duplex living arrangements and residential functionality that served the expanding rental housing market during the mid-century suburban development period. The roof system constructed with asphalt shingles provides practical residential weather protection while preserving the agricultural building form that connected the community to its settlement heritage. The gable roof configuration adapted for residential use demonstrates the adaptive reuse approaches that characterized practical building conversion, providing efficient duplex housing while maintaining the agricultural architectural character that distinguished converted agricultural buildings during the mid-century adaptive reuse period.

The exterior walls demonstrate aluminum siding residential conversion that reflects the mid-century adaptation approaches and construction modifications characteristic of agricultural building conversion to residential use and the duplex preference for contemporary residential appearance that provided modern housing character while maintaining the agricultural building massing and structural systems that enabled practical conversion to contemporary residential functionality. The residential siding conversion provides contemporary duplex appearance while demonstrating the adaptation approaches that characterized agricultural building reuse during the mid-century phase of Flat Rock's continued suburban development when agricultural structures provided practical conversion opportunities for residential housing expansion.

The window arrangement demonstrates the systematic approach to residential conversion fenestration that characterized efficient duplex adaptation, with mid-century residential windows installed to provide adequate natural light for duplex living while maintaining the agricultural building massing and structural organization that enabled practical conversion to contemporary residential use during the 1960s adaptive reuse period. The residential window installation creates functional duplex environments while reflecting the conversion approaches that guided agricultural building adaptation during the mid-century suburban development period. The contemporary residential fenestration provides essential duplex functionality while maintaining the agricultural building character that distinguished converted agricultural structures during the adaptive reuse development phase.

The duplex residential configuration with its two-unit arrangement represents the practical approach to agricultural building conversion that characterized efficient adaptive reuse, providing rental housing solutions that served the expanding residential market while maintaining the agricultural building structural systems that enabled practical conversion to contemporary duplex functionality during the mid-century period. The duplex arrangement demonstrates the emphasis on residential efficiency and rental housing provision that characterized both practical adaptive reuse and successful mid-century suburban development, providing rental housing opportunities while maintaining the agricultural building heritage that connected the community to its settlement origins during the suburban consolidation period.

The converted agricultural massing with residential modifications demonstrates the adaptive reuse design principles that characterized practical building conversion, providing efficient duplex housing while preserving the agricultural architectural heritage that enhanced community historical continuity and demonstrated the resource conservation approaches that distinguished mature suburban communities capable of maintaining agricultural building stock through contemporary residential adaptation. The agricultural building adaptation reflects the community development approaches that characterized practical resource conservation when communities were maintaining their historical building heritage through adaptive reuse that provided contemporary residential functionality while preserving agricultural settlement connections during the mature suburban development period.

The two-story converted barn configuration provides efficient duplex housing while maintaining the agricultural building scale and community heritage character appropriate to adaptive reuse neighborhoods, demonstrating the housing solutions that enabled practical residential expansion while preserving agricultural building heritage during the mid-century years of the Late

Period of Significance when Flat Rock had achieved mature suburban status while maintaining connections to its agricultural settlement origins through the adaptive reuse of agricultural infrastructure for contemporary residential purposes. The building represents the adaptive reuse architecture that served rental housing needs while providing the agricultural heritage preservation essential to successful community historical continuity and the accommodation of expanding residential demand within existing agricultural building stock.

The property exhibits converted residential landscape characteristics with established lawn areas, mature shade trees providing residential character, and residential driveway access that integrate the converted building with contemporary residential neighborhood character while maintaining the agricultural property scale and heritage landscape features that connect the adaptive reuse development to the agricultural settlement patterns that characterized the E. Huron River Drive corridor during the community's agricultural heritage period. The landscape adaptation reflects the residential conversion character that characterized agricultural building adaptive reuse during the mid-century period of Flat Rock's continued suburban development while preserving agricultural heritage connections.

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 1920, this building was located on Henry Sheek's farm and **was the barn**; Sheeks owned a total of 14 acres in section six of township five south, range ten east [this acreage would later be carved up into lots as part of the Henry Sheeks Subdivision in June 1922] and was classified as farm property at this time.[1] In 1920, Henry & Martha Sheeks and family were living at Detroit St., and Henry was employed as a gardener for a garden [he was a truck farmer].[2] In 1925, Charles Heier owned lot 32 in the Henry Sheeks Subdivision, which included the house [25858] and **this building [25836/38]** which was the "barn" for the farmstead; Heier continued to own this property through 1942.[3] In 1930, Charles Heier and family were living at 1001 Detroit St. and Charles was the Proprietor of a Building Supply Company [Heier Lumber].[4] In 1939, Ed and Esther Lezotte were living at 25836 HRD.[5] In 1940, Charles & Hilda Heier were living at 25838 E. Huron River Drive, and Charles was the Proprietor for coal & lumber yard [Heier Lumber].[6] In 1950, Harry and Ellen Hopper resided at 25836 E. Huron River Drive; and Harry Hopper worked as cashier at the grocery store.[7]

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 25836 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the agricultural heritage preservation through adaptive reuse that demonstrated the community's connection to its settlement origins while providing practical residential housing solutions during the mid-century suburban development period, and under Criterion C: Architecture for its significance as representative agricultural building adaptive reuse that preserved agricultural architectural heritage while providing contemporary duplex residential functionality during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This converted agricultural building represents the agricultural heritage preservation through adaptive reuse that demonstrated Flat Rock's connection to its settlement origins while providing practical residential housing solutions during the mid-century suburban development period within the Late Period of Significance, when the community had achieved comprehensive suburban status while maintaining awareness of its agricultural settlement heritage through the practical conversion of existing agricultural

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 75, for Henry Sheeks; original records held by Brownstown Township Historical Society.

[2] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4B, dwelling 105, family 116, for Henry & Martha Sheeks and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-497?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 567 of 1100; United States. National Archives and Records Administration. *Note: The Sheeks Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision, pg. 94, for Charles Heier; original records held by Brownstown Township Historical Society; ALSO, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision, vol. 3, pg. 650, for Charley Heier; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 252, family 276, for Charles Heier and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration. *Note: The Heier Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 303, for Charles & Hilda Heier; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 275, for Harry & Ellen Hopper ; NARA Identifier #306578863; **imaged**, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 57 of 58; United States. National Archives and Records Administration.

infrastructure to contemporary residential use that served the expanding rental housing market while preserving agricultural building stock that connected the suburban community to its foundational agricultural development patterns. The property embodies the adaptive reuse practices that served residential housing needs while demonstrating the community's evolution toward resource conservation and heritage preservation that maintained agricultural building connections within the established suburban-industrial community during the mid-century adaptive reuse period.

The significance of this property as agricultural heritage adaptive reuse architecture demonstrates the role of building conversion in enabling heritage preservation while providing contemporary residential functionality during the mature years of the Late Period of Significance while maintaining community connections to agricultural settlement origins and demonstrating the resource conservation approaches that characterized mature suburban communities capable of preserving historical building stock through practical contemporary use. The converted barn design with its emphasis on agricultural heritage preservation and residential functionality represents the adaptive reuse solutions that were essential to successful heritage conservation, creating residential housing that maintained agricultural building character while serving contemporary rental housing needs among the established suburban population during the mid-century heritage preservation period.

Agricultural Heritage and Adaptive Reuse Significance

The building's conversion from agricultural barn to duplex residential use represents the community's practical approach to heritage preservation while meeting contemporary housing needs. The original 1928 agricultural construction connects to the pre-Village Industries agricultural settlement period, while the 1960s residential conversion demonstrates the mature suburban community's ability to adapt historical building stock for contemporary use, showing the evolution from agricultural settlement through industrial transformation to suburban consolidation with heritage awareness.

Architectural Significance Under Criterion C: Architecture

This converted agricultural building demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mid-century adaptive reuse that represents the application of building conversion principles to agricultural heritage preservation during the mature phase of suburban development within the Late Period of Significance. The two-story agricultural massing adapted for duplex residential use, residential window conversion, exterior treatment modification, and duplex spatial organization illustrate the architectural approaches that characterized the mature evolution of adaptive reuse development in suburban communities that had achieved comprehensive status while maintaining connections to their agricultural settlement heritage through practical building conversion that served contemporary residential needs during the mid-century heritage preservation period.

The building represents an excellent example of the agricultural building adaptive reuse that characterized the mature phase of historically significant suburban development during the 1960s, when heritage preservation principles were being applied to agricultural building stock that served established communities requiring diverse housing options while maintaining connections to agricultural settlement origins. The converted barn form with its emphasis on agricultural heritage preservation, practical residential conversion, and duplex functionality demonstrates the adaptive reuse architectural standards that characterized the mature phase of the historically significant development period while reflecting the community's achievement of heritage awareness within the established suburban development framework.

Agricultural Building Conversion Assessment

This converted barn represents the agricultural heritage preservation approaches that characterized American suburban communities during the mid-century adaptive reuse period, demonstrating conversion techniques that balanced agricultural building preservation with contemporary residential functionality. The adaptive reuse design reflects the community's evolution toward heritage awareness and resource conservation while maintaining practical approaches to residential housing expansion that served rental market needs within existing agricultural building stock.

Evaluation of Integrity

The property demonstrates good integrity across most of the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as agricultural building adaptive reuse while acknowledging the residential conversion modifications necessary for contemporary duplex functionality.

Location and Setting: The building retains its original location on E. Huron River Drive North within the agricultural heritage corridor that developed during the agricultural settlement period and was adapted for residential use during the mature suburban development. The agricultural heritage setting preserves the settlement development patterns while maintaining the agricultural building context that supported adaptive reuse conversion during the mid-century heritage preservation period.

Design: The property exhibits good design integrity in its converted agricultural characteristics, including the two-story barn massing adapted for duplex residential use, agricultural roof form with residential modifications, and building scale that maintains agricultural heritage character while accommodating contemporary residential functionality. The building maintains essential agricultural design characteristics while incorporating residential conversion elements necessary for duplex housing adaptation.

Materials: The building incorporates residential conversion materials necessary for contemporary duplex functionality while maintaining agricultural building structural systems and massing that preserve heritage building character. The materials reflect adaptive reuse approaches that balance heritage preservation with residential conversion requirements appropriate to mid-century duplex housing standards.

Workmanship: The construction demonstrates adaptive reuse techniques and residential conversion craftsmanship that characterized agricultural building conversion while maintaining agricultural structural systems and building heritage that preserve community agricultural connections during the mid-century adaptive reuse period.

Feeling and Association: The property conveys agricultural heritage preservation through adaptive reuse while serving contemporary residential functionality, maintaining associative connections to the agricultural settlement heritage and mid-century adaptive reuse practices that preserved agricultural building stock while providing rental housing solutions during the mature suburban development period.

The property at 25836 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of agricultural heritage preservation through adaptive reuse and its significance as converted agricultural building architecture that maintained community agricultural connections while providing contemporary duplex residential functionality during the mature years of the Late Period of Significance. The building maintains good integrity with appropriate residential conversion modifications and contributes significantly to the district's representation of the community's agricultural heritage preservation and the adaptive reuse architecture that enabled heritage conservation during the mature suburban development period while serving contemporary residential housing 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0032_005 Lot 32 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25858 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0032_306 Lot 32 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091733		Long: -83.286531		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1915	
Architectural Style	Craftsman/Arts & Crafts Bungalow	
Building Form	1.5-Story Rectilinear building	
Roof Form	Side-gabled with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl replacement	
Foundation Materials	Concrete Block	
Window Materials	Wood (original)	
Window Type	Mixed double-hung sash with multi-pane upper sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1915-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Historic Name	Henry Sheeks Farm
Current/Common Name	25858 East Huron River Drive
Historic/Original Owner	Henry & Martha Sheeks
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	30 August 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.

The residence at 25858 E. Huron River Drive North presents as a one-and-one-half-story Craftsman bungalow constructed in 1915 that exemplifies the pre-industrial residential architecture that established the community character and architectural foundation that would attract and accommodate Henry Ford's Village Industries development and the subsequent transformation of Flat Rock from its agricultural settlement origins to suburban-industrial center during the Late Period of Significance. The building exhibits characteristic Arts and Crafts massing with side-gabled roof and prominent front dormer that demonstrates the architectural quality and community-oriented design principles that characterized established residential development during the transitional period when Flat Rock was evolving from its 19th-century mill town heritage toward the demographic and architectural foundation that would enable the successful Village Industries establishment and the comprehensive suburban transformation that would define the historically significant development periods.

This building represents the pre-Village Industries residential construction that established the architectural character and community stability that would provide the essential foundation for Henry Ford's industrial development and the demographic expansion that transformed Flat Rock during the foundational and mature phases of the Late Period of Significance. Constructed seven years before the December 1922 Headlamp Plant establishment, the property embodies the existing residential community and architectural quality that made Flat Rock attractive for industrial development while providing the residential character and community infrastructure that would guide subsequent suburban expansion during the historically significant transformation periods. The Craftsman bungalow form with its emphasis on traditional architectural quality, community-oriented design principles, and established residential character demonstrates the residential architecture that provided the foundation for the community's appeal to industrial development and the architectural standards that would influence residential construction during the Village Industries and suburban development phases.

The building features a characteristic side-gabled roof with prominent front dormer that creates the traditional bungalow silhouette fundamental to Arts and Crafts residential architecture while providing efficient interior space arrangements and architectural distinction that distinguished quality residential construction during the pre-industrial community development period. The roof system constructed with asphalt shingles provides practical weather protection while maintaining the traditional bungalow appearance valued in Craftsman architecture. The side-gabled configuration with front dormer demonstrates the residential design approaches that characterized established community construction, providing substantial family living space while maintaining the architectural character that distinguished quality residential development during the pre-industrial community establishment period.

The exterior walls demonstrate horizontal vinyl siding over the original wood that reflects the construction quality and material sophistication characteristic of 1915 Arts and Crafts residential development and the Craftsman preference for authentic traditional materials that provided established residential character with construction durability and architectural distinction appropriate to quality family housing serving the established community during the pre-industrial period when residential architecture provided the foundation for community character and the demographic stability that would support subsequent industrial development and suburban expansion.

The window arrangement demonstrates the systematic approach to residential fenestration that characterized efficient Craftsman design, with double-hung windows featuring multi-pane upper sash arranged in balanced patterns that provide adequate natural light for family living while maintaining the Arts and Crafts residential appearance and traditional composition valued in established bungalow architecture during the 1915 pre-industrial period. The systematic window placement with traditional Craftsman configurations creates functional interior environments while reflecting the residential design quality that guided established community construction during the transitional period preceding the Village Industries development. The multi-pane window treatment provides essential residential functionality while maintaining the architectural character that distinguished quality Craftsman construction during the pre-industrial community development phase.

The front porch with stone columns and traditional Craftsman detailing represents the community-oriented design principles that characterized Arts and Crafts residential architecture, providing outdoor living space that enhanced residential character and neighborhood interaction while maintaining the traditional architectural treatment appropriate to established community residential development during the pre-industrial period preceding the industrial transformation. The stone porch columns demonstrate the material quality and construction sophistication that characterized established Craftsman design while providing residential amenities that enhanced family life and community character during the transitional period that would provide the foundation for subsequent Village Industries community development and suburban expansion.

The prominent front dormer with its traditional Craftsman treatment and residential scale demonstrates the architectural sophistication that characterized established bungalow design, providing additional interior space and architectural interest that enhanced residential functionality while maintaining the construction quality that distinguished established residential development during the pre-industrial community establishment period. The dormer treatment reflects the residential design approaches that characterized quality community construction when residential architecture provided the foundation for community appeal and the architectural standards that would influence subsequent residential development during the Village Industries expansion and suburban transformation periods.

The one-and-one-half-story Craftsman configuration provides efficient family living space while maintaining the residential scale and architectural quality appropriate to established neighborhoods, demonstrating the housing solutions that provided community

stability and residential character during the pre-industrial period when existing residential development would provide the foundation for the demographic expansion and community transformation that would define the Late Period of Significance. The building represents the established Arts and Crafts residential architecture that provided community character and architectural quality while serving as the foundation for the subsequent industrial development and suburban expansion that would transform Flat Rock during the historically significant development periods.

The property exhibits well-established residential landscape characteristics with mature lawn areas, substantial mature trees providing significant canopy and residential character, and natural landscape integration that demonstrate the established community character and residential stability that characterized the E. Huron River Drive neighborhood during the pre-industrial period and provided the foundation for the subsequent community transformation during the Village Industries development. The mature landscape design reflects the established residential community character that provided continuity between the agricultural settlement origins and the industrial development that would define 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.

In 1920, this building was located on Henry Sheek's farm and was the house; Sheeks owned a total of 14 acres in section six of township five south, range ten east [this acreage would later be carved up into lots as part of the Henry Sheeks Subdivision in June 1922] and this was classified as farm property at this time.[1] In 1920, Henry & Martha Sheeks and family were living at Detroit St., and Henry was employed as a gardener for a garden [he was a truck farmer].[2]

In 1925, Charles Heier owned lot 32 in the Henry Sheeks Subdivision, which included **this house [25858]** and the adjacent building [25836/38] which was the "barn" for the farmstead; Heier continued to own this property through 1942.[3] In 1930, Charles Heier and family were living at 1001 Detroit St. and Charles was the Proprietor of a Building Supply Company [Heier Lumber].[4] In 1939, Charley and Hilda Heier were living at 25858 HRD.[5]

In 1940, Edward and Esther Lezotte were living at 25858 E. Huron River Drive, and Edward was employed as a mill wright for the auto factory.[6] In 1940, Millard & Bertie Wagner and family were living at 25858 E. Huron River Drive, and Millard was employed as a conductor for the railroad.[7] In 1940, Harry and Catherine Lamberson were living at 25858 E. Huron River Drive, and employed as a storage man for oil refinery.[8] In 1950, Hilda Heier resided at 25858 E. Huron River Drive; and she worked as an office clerk for the coal and lumber company.[9] In 1962, Floyd Mathewson and Judith Stemen lived at 25858 East Huron River Drive.[10] In 1970, Carl Cantrell and Edward Wood resided at 25858 East Huron River Drive. [11]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 75, for Henry Sheeks; original records held by Brownstown Township Historical Society.

[2] 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4B, dwelling 105, family 116, for Henry & Martha Sheeks and family; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-497?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62 : accessed 27 July 2025), FHL# 004966178, Image 567 of 1100; United States. National Archives and Records Administration. *Note: The Sheeks Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision, pg. 94, for Charles Heier; original records held by Brownstown Township Historical Society; ALSO, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision, vol. 3, pg. 650, for Charley Heier; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 252, family 276, for Charles Heier and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration. *Note: The Heier Family did not live on Detroit St; neighborhood comparisons show this to be an error.*

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

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 301, family ,Edward & Esther Lezotte; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 302, for Millard & Bertie Wagner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWC5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 33 of 1034; United States. National Archives and Records Administration.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 304, for Harry & Catherine Lamberson; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 276, for Hilda Heier; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 49, for East Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for East 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.

The property at 25858 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the pre-industrial residential development that established the community foundation and architectural character that enabled Henry Ford's Village Industries establishment and subsequent suburban-industrial transformation, and under Criterion C: Architecture for its significance as exceptional pre-Village Industries Craftsman residential architecture that established the architectural quality and community character that would guide residential development during the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1915 Craftsman bungalow represents the pre-industrial residential development that established the essential community foundation and architectural character that made Flat Rock attractive for Henry Ford's Village Industries establishment and enabled the successful transformation from agricultural settlement to suburban-industrial community during the Late Period of Significance. Constructed seven years before the December 1922 Headlamp Plant establishment, the property embodies the existing residential community and architectural quality that provided the foundation for the demographic expansion and community transformation that would define Flat Rock's historically significant development periods, demonstrating the established community infrastructure and residential character that supported the successful integration of industrial development with existing community assets during the foundational Village Industries expansion.

The significance of this property as pre-Village Industries residential architecture demonstrates the critical role of established community development in enabling successful industrial expansion and suburban transformation during the foundational and mature phases of the Late Period of Significance while establishing the architectural standards and residential character that would guide subsequent community development and suburban expansion. The exceptional Craftsman design with its emphasis on architectural quality and community character represents the residential foundation that was essential to successful Village Industries community planning, providing established architectural standards that enhanced community appeal and guided the residential development that would accommodate the demographic expansion during the foundational industrial development period.

Early 20th Century Community Foundation Assessment

This 1915 Craftsman bungalow represents the most significant early 20th-century residential architecture in the proposed historic district, demonstrating the established community character that preceded and enabled the Village Industries transformation. The exceptional Arts and Crafts design quality reflects the architectural sophistication and community stability that attracted industrial development while establishing the residential standards that would influence subsequent suburban expansion. The building's early construction date and architectural quality make it a cornerstone property for understanding Flat Rock's complete developmental trajectory from established community to industrial center to suburban maturity.

Architectural Significance Under Criterion C: Architecture

This Craftsman bungalow demonstrates exceptional significance under Criterion C for its embodiment of the distinctive characteristics of 1915 Arts and Crafts residential architecture that established the architectural quality and community character that would guide residential development during the Village Industries transformation and suburban expansion phases of the Late Period of Significance. The one-and-one-half-story configuration with side-gabled roof and front dormer, traditional vinyl siding over the original wood, multi-pane window fenestration, stone porch columns, and comprehensive Craftsman architectural details illustrate the residential architectural approaches that provided established community character and residential quality that enhanced the community's appeal for industrial development and established the architectural standards for subsequent suburban residential construction during the historically significant development periods.

The building represents an outstanding example of the pre-industrial residential architecture that established the community foundation for the historically significant development periods and provided the architectural quality that guided subsequent residential development during the Village Industries transformation and suburban expansion. The exceptional Craftsman design with its emphasis on traditional Arts and Crafts architectural character, quality construction materials, and community-oriented design demonstrates the residential architectural standards that established community character and provided the foundation for the architectural quality that would characterize residential development throughout the historically significant transformation periods.

Arts and Crafts Architecture Assessment

This Craftsman bungalow represents one of the finest examples of Arts and Crafts residential architecture in the district, demonstrating construction quality and design sophistication that reflects the established community character that preceded the Village Industries transformation. The comprehensive Craftsman details, quality materials including stone foundation elements, and architectural integrity make this property an exceptional representative of early 20th-century residential architecture that established the community's architectural heritage and residential standards.

Evaluation of Integrity

The property demonstrates exceptional integrity across all seven aspects required for National Register eligibility, with outstanding preservation of characteristics that clearly convey its historical and architectural significance as exceptional pre-industrial Craftsman residential architecture that established the community foundation for the subsequent Village Industries transformation.

Location and Setting: The building retains its original location on E. Huron River Drive North within the established residential corridor that provided the community foundation for the subsequent Village Industries development and suburban expansion. The pre-industrial residential setting preserves the community planning patterns and river-oriented development that characterized the transitional period and established the foundation for the subsequent historically significant community transformation.

Design: The property exhibits exceptional design integrity in its Craftsman characteristics, including the one-and-one-half-story massing with side-gabled roof and front dormer configuration, traditional Arts and Crafts fenestration patterns, stone porch columns, and comprehensive Craftsman architectural details that distinguished quality pre-industrial residential construction during 1915. The building maintains outstanding preservation of essential design characteristics that make it an exceptional representative of the established residential architecture that provided the foundation for subsequent community development.

Materials: The building maintains exceptional preservation of it vinyl siding over the wood clapboard siding construction and porch elements, original multi-pane window configurations, and comprehensive architectural components that demonstrate the construction quality that characterized exceptional Arts and Crafts residential development during 1915. The materials preserve outstanding traditional Craftsman character and architectural integrity that reflects the construction standards that established community architectural quality and provided the foundation for subsequent residential development during the historically significant transformation periods.

Workmanship: The construction demonstrates exceptional building techniques and Craftsman residential craftsmanship that characterized quality Arts and Crafts residential development during 1915, reflecting construction approaches that provided architectural distinction and community character while establishing the residential quality standards that would influence subsequent residential development during the Village Industries expansion and suburban transformation periods of historical significance.

Feeling and Association: The property conveys outstanding 1915 pre-industrial Craftsman residential character that established the community foundation for the subsequent Village Industries transformation, maintaining exceptional associative connections to the established community development and residential architectural quality that enabled successful industrial expansion while preserving superior connection to the pre-industrial community character that provided continuity between the agricultural settlement origins and the suburban-industrial community development that would define the Late Period of Significance.

The property at 25858 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the pre-industrial residential development that established the essential community foundation for Henry Ford's Village Industries establishment and its significance as exceptional Craftsman residential architecture that established the architectural quality and community character that guided residential development during the Late Period of Significance. The building maintains exceptional integrity and contributes critically to the district's representation of the complete community development continuum from established pre-industrial community through industrial transformation to suburban establishment, demonstrating the outstanding residential architecture and community character that enabled successful community transformation during the historically significant development periods.

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_138_03_0032_306 Lot 32 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25866 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0032_004 Lot 32 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091899	Long: -83.286746			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1967	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with minimal pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with frame construction	
Foundation Materials	Concrete block	
Window Materials	Aluminum (original)	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1967-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	25866 East Huron River Drive
Historic/Original Owner	Alfred Draftz
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Builder	Likely built by Heier Family or Alfred Draftz

Survey Date	30 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 residence at 25866 E. Huron River Drive North presents as a single-story ranch dwelling constructed in 1967 that exemplifies the concluding phase of suburban residential architecture during the final years of the Late Period of Significance, representing the culmination of Flat Rock's transformation from Henry Ford's foundational Village Industries community into a fully established suburban center integrated within southeastern Michigan's comprehensive post-war metropolitan development while maintaining its historical connection to automotive manufacturing heritage and the community development patterns that had evolved from the foundational industrial establishment through mature suburban consolidation. The building exhibits characteristic late 1960s ranch massing with hip roof configuration and brick veneer construction that demonstrates the architectural maturation and comprehensive suburban planning principles that characterized residential development when Flat Rock had achieved complete integration into the regional suburban landscape during the concluding years of the historically significant development period.

This building represents the culminating suburban residential construction that concluded Flat Rock's historically significant development period during the late 1960s, when residential architecture had evolved to incorporate comprehensive modern construction technologies, sophisticated suburban design principles, and mature community planning approaches that provided contemporary housing solutions for the fully established suburban population that had evolved from the original Village Industries workforce through multiple generations of continued automotive industry employment and suburban community development. The ranch form with its emphasis on horizontal massing, integrated garage design, and mature suburban amenities demonstrates the residential architecture that served Flat Rock's complete suburban establishment during the final years of the Late Period of Significance when the community had achieved comprehensive integration into the regional suburban development patterns while maintaining its foundational connection to automotive industry development and Village Industries heritage.

The building features a characteristic hip roof system that creates the horizontal emphasis and geometric simplicity fundamental to mature ranch design while providing efficient single-story living arrangements and comprehensive suburban functionality that became the preferred residential solution for established suburban families during the late 1960s culminating phase of the Late Period of Significance. The roof system constructed with asphalt shingles provides practical weather protection while maintaining the streamlined appearance valued in mature ranch architecture. The hip roof configuration demonstrates the suburban design approaches that characterized conclusive suburban residential construction, providing comprehensive family living space while maintaining the architectural efficiency that distinguished mature suburban development during the culminating Village Industries period evolution into complete suburban community status.

The exterior walls demonstrate brick veneer construction over frame structure that reflects the material preferences and construction technologies that characterized late 1960s suburban residential development and the mature ranch preference for durable, maintenance-efficient exterior treatments that provided traditional masonry appearance with contemporary construction efficiency and comprehensive suburban character appropriate to the concluding phase of the historically significant development period. The brick veneer provides substantial suburban character while demonstrating the construction approaches that characterized mature suburban residential development during the final evolution of Flat Rock into a comprehensively established suburban community when families sought contemporary housing solutions that combined traditional architectural materials with advanced suburban convenience and comprehensive modern living standards.

The window arrangement demonstrates the systematic approach to suburban fenestration that characterized efficient mature ranch design, with aluminum-framed picture windows and single-hung units arranged in horizontal compositions that maximize natural light and exterior views while maintaining the contemporary appearance and functional efficiency valued in late 1960s suburban ranch architecture. The aluminum window systems create contemporary interior environments while reflecting the architectural modernization that guided mature suburban residential construction during the concluding years of the Late Period of Significance. The systematic fenestration with contemporary aluminum framing provides comprehensive residential functionality and modern suburban character while maintaining the architectural efficiency that distinguished mature ranch construction during the culminating suburban development phase.

The integrated attached garage represents the essential suburban amenity that characterized mature ranch residential architecture, providing direct interior access and comprehensive automotive accommodation that demonstrated the complete suburban lifestyle integration that distinguished late 1960s residential development while reflecting the automotive industry connection that had provided Flat Rock's foundational economic base and continued to influence suburban development priorities during the concluding phase of the historically significant development period. The garage integration demonstrates the mature suburban convenience and comprehensive residential planning that characterized both sophisticated ranch design and successful culminating suburban community development, providing essential

automotive accommodation while maintaining the architectural cohesion that distinguished mature suburban residential construction during the final Village Industries period evolution.

The single-story horizontal configuration with integrated garage and mature suburban amenities demonstrates the culminating suburban lifestyle preferences that characterized late 1960s ranch residential architecture, providing comprehensive modern living arrangements that enhanced suburban convenience while maintaining the architectural efficiency that distinguished mature suburban development during the concluding phase of the historically significant development period. The comprehensive ranch design reflects the suburban development approaches that characterized mature residential construction when communities had achieved complete suburban status while maintaining their historical connections to the automotive industry development and Village Industries heritage that had provided their foundational transformation from rural agricultural communities to comprehensive suburban centers.

The hip roof ranch configuration with integrated garage provides comprehensive family living space while maintaining the suburban efficiency and contemporary character appropriate to mature suburban neighborhoods, demonstrating the housing solutions that concluded successful community development during the final years of the Late Period of Significance when Flat Rock had achieved complete suburban maturation while serving the broader automotive manufacturing region and maintaining its historical connection to the foundational Village Industries development that had initiated its transformation from agricultural settlement to suburban-industrial community. The building represents the culminating suburban residential architecture that concluded the historically significant development period while providing the contemporary housing solutions essential to continued suburban community success and comprehensive regional integration.

The property exhibits mature suburban landscape characteristics with established lawn areas, contemporary residential plantings reflecting late 1960s suburban preferences, and comprehensive driveway systems that integrate the residence with the suburban neighborhood character while demonstrating the complete suburban development patterns that characterized the E. Huron River Drive corridor during the concluding years of the Late Period of Significance. The landscape design reflects the mature suburban community character that concluded the historically significant development period while maintaining the residential quality and suburban character that connected the culminating suburban development to the foundational Village Industries heritage and automotive industry association.

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 1920, the lot where this residence would be located was Henry Sheek's farm; Sheeks owned a total of 14 acres in section six of township five south, range ten east [this acreage would later be carved up into lots as part of the Henry Sheeks Subdivision in June 1922] and this was classified as farm property at this time.[1]

In 1925, Charles Heier owned lot 32 in the Henry Sheeks Subdivision, which included the lot where this house would be built in 1967, and the adjacent original farmhouse [25858] and the barn [25836/38]; Heier continued to own this property through 1942.[2] In 1970, Alfred Draftz resided at 25866 East Huron River Drive.[3]

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 25866 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the concluding suburban residential development that demonstrated the complete maturation of Flat Rock's evolution from Henry Ford's Village Industries community into a comprehensively established suburban center during the final years of the Late Period of Significance, and under Criterion C: Architecture for its significance as representative late 1960s ranch residential architecture that provided contemporary suburban housing solutions while concluding the architecturally significant development period that had transformed Flat Rock from agricultural settlement to mature suburban community during the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1967 ranch dwelling represents the concluding suburban residential development that demonstrated the complete maturation of Flat Rock's evolution from Henry Ford's foundational Village Industries community into a comprehensively established suburban center during the final years of the Late Period of Significance, when the community had achieved full transformation and integration into southeastern Michigan's mature suburban landscape while maintaining its historical

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 75, for Henry Sheeks; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision, pg. 94, for Charles Heier; original records held by Brownstown Township Historical Society; ALSO, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision, vol. 3, pg. 650, for Charley Heier; original records held by Brownstown Township Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for East Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

connection to automotive industry development and the foundational community establishment that had initiated its transformation from rural agricultural settlement to comprehensive suburban-industrial community. The property embodies the culminating suburban residential construction that concluded the historically significant development period while demonstrating the community's achievement of complete suburban maturation and comprehensive regional integration that maintained foundational connections to the automotive manufacturing heritage and Village Industries origins that had defined its historical transformation and continued economic foundation.

The significance of this property as culminating Late Period residential architecture demonstrates the role of contemporary suburban housing development in completing the community's evolution from industrial village to comprehensive suburban center during the final years of the historically significant development period while maintaining the residential development patterns and suburban character that connected the concluding suburban maturation to the foundational Village Industries heritage and continued association with automotive industry development. The mature ranch design with its emphasis on contemporary suburban efficiency and comprehensive modern amenities represents the housing solutions that concluded the historically significant community transformation while serving the fully established suburban population that had evolved from the original Village Industries workforce through multiple generations of continued community development and suburban expansion.

Final Phase Development Significance

The building's 1967 construction represents the culminating phase of the Late Period of Significance, demonstrating the complete suburban maturation that concluded Flat Rock's historically significant transformation. This final phase residential development shows the community's achievement of comprehensive suburban status while maintaining connections to its foundational Village Industries origins and automotive industry heritage, representing the successful conclusion of the 50-year development period that had transformed the community from Ford's industrial village to established suburban center.

Architectural Significance Under Criterion C: Architecture

This ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of late 1960s suburban residential architecture that represents the culminating application of mature ranch design principles to concluding suburban community development within the final years of the Late Period of Significance. The single-story configuration with hip roof system, brick veneer construction, integrated attached garage, contemporary aluminum fenestration, and comprehensive suburban spatial organization illustrate the architectural approaches that characterized the complete evolution of residential development in communities that had achieved comprehensive suburban maturation while maintaining historical connections to their foundational industrial development and automotive manufacturing heritage.

The building represents an excellent example of the culminating suburban residential architecture that concluded the historically significant community development during the late 1960s, when mature ranch design principles were being applied to comprehensively established suburban communities that had achieved complete transformation from their foundational industrial origins into fully integrated suburban centers within mature metropolitan development patterns. The ranch form with its emphasis on contemporary suburban efficiency, comprehensive modern amenities, integrated automotive accommodation, and mature construction technologies demonstrates the residential architectural standards that concluded the historically significant development period while reflecting the community's achievement of complete suburban maturation within the established post-war metropolitan development framework.

Late 1960s Suburban Architecture Assessment

This ranch residence represents the culminating suburban residential architecture that concluded the Late Period of Significance, demonstrating design approaches and construction technologies that had reached full maturation by the late 1960s. The comprehensive suburban features and mature ranch design elements reflect the community's complete integration into regional suburban development patterns while maintaining architectural quality and residential character that connected the concluding development phase to the foundational Village Industries heritage and automotive industry association.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as culminating suburban residential architecture from the final years of the Late Period of Significance.

Location and Setting: The building retains its original location on E. Huron River Drive North within the suburban residential corridor that represented the complete suburban development during the concluding years of the Late Period of Significance. The mature suburban setting preserves the culminating community development patterns that characterized the final evolution of the historically significant development period while maintaining the residential context that supported mature ranch residential construction during the late 1960s.

Design: The property exhibits good design integrity in its ranch characteristics, including the single-story massing with hip roof configuration, brick veneer construction, integrated attached garage, contemporary fenestration, and suburban architectural details that distinguished late 1960s suburban residential construction during the concluding phase of the Late

Period of Significance. The building maintains the essential design characteristics that made it representative of the culminating suburban housing solutions that concluded the historically significant development period.

Materials: The building maintains its brick veneer construction, aluminum window systems, integrated garage elements, and essential architectural components that demonstrate the mature construction approaches that characterized late 1960s suburban residential development during the concluding phase of the Late Period of Significance. The materials preserve the contemporary suburban character and architectural integrity that reflected the construction standards appropriate to housing that concluded the historically significant community development while maintaining comprehensive suburban functionality and modern residential amenities.

Workmanship: The construction demonstrates the building techniques and mature suburban craftsmanship that characterized ranch residential development during the late 1960s, reflecting construction approaches that enabled comprehensive modern suburban housing while concluding the residential development patterns that had defined the Late Period of Significance during Flat Rock's complete transformation into a comprehensively established suburban community integrated within mature metropolitan development patterns.

Feeling and Association: The property conveys the late 1960s culminating suburban character that concluded Flat Rock's historically significant development period, maintaining associative connections to the community's complete evolution from Village Industries origins toward comprehensive suburban maturation while preserving its connection to the residential development patterns that concluded the Late Period of Significance and the community's historical transformation from industrial village to fully established comprehensive suburban center integrated within the mature metropolitan development framework.

The property at 25866 E. Huron River Drive North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the concluding suburban residential development that completed Flat Rock's evolution from Village Industries community to comprehensive suburban center and its significance as representative late 1960s ranch residential architecture that provided contemporary suburban housing solutions during the final years of the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's complete historical development through the concluding phase of the Late Period of Significance and the achievement of comprehensive suburban community maturation integrated within southeastern Michigan's mature metropolitan development patterns while maintaining historical connections to the foundational automotive industry heritage and Village Industries origins.

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_138_03_0032_004 Lot 32 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28300 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0001_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098270		Long: -83.283428		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ Educational	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1962 (with circa 1975 alterations)	
Architectural Style	Mid-Century Modern Institutional/Contemporary School Design	
Building Form	1-Story rectilinear building	
Roof Form	Flat and low-pitched roofs with modern membrane systems	
Roof Materials	Modern membrane roofing (EPDM or similar)	
Exterior Wall Materials	Brick veneer with metal panel systems	
Foundation Materials	Concrete slab and foundation walls	
Window Materials	Aluminum frames with glass	
Window Type	Large fixed and operable institutional windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1962-1972 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Bobcean Elementary School					
Current/Common Name	Ethel Bobcean Elementary School					
Historic/Original Owner	Flat Rock Community Schools					
Historic Building Use	Elementary school					
Current Building Use	Elementary school					

Survey Date	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 Ethel Bobcean Elementary School at 28300 Evergreen Street represents an excellent example of mid-century modern institutional architecture that emerged during the final phase of Flat Rock's Late Period of Significance. Constructed in 1962, forty years after Henry Ford's establishment of the Village Industries Headlamp Plant, this educational facility exemplifies the community investment in public infrastructure that occurred as Flat Rock matured from Ford's original industrial village into a stable suburban community requiring modern educational facilities to serve the families of an established industrial workforce and growing residential population.

The building exhibits distinctive features of 1960s institutional design that reflect the post-war emphasis on functional, economical, and expandable educational facilities designed to accommodate the baby boom generation and the educational philosophy changes that characterized American public education during this period. The single-story linear arrangement with flat and low-pitched roof systems represents the modernist approach to school design that prioritized flexibility, natural lighting, and efficient circulation patterns while providing the large, open spaces necessary for contemporary educational programming and activities.

The structure demonstrates the building practices and materials commonly employed during the 1960s institutional construction period, representing the significant public investment in educational infrastructure that supported Flat Rock's transformation from an industrial village to a comprehensive suburban community requiring full municipal services and educational facilities. The building displays architectural elements including brick veneer exterior walls that provide durability and institutional presence, combined with metal panel systems that reflect the modernist aesthetic preferences and cost-effective construction methods that characterized 1960s public building design.

The facility underwent modifications circa 1975 that fall within the 50-year rule and represent the continuing evolution of educational needs and building maintenance practices during the final years of the Late Period of Significance. These alterations demonstrate the ongoing community commitment to maintaining and improving educational facilities as the district continued to serve the children of Flat Rock's industrial workforce and expanding suburban population throughout the 1970s.

Character-defining architectural features include the building's single-story institutional massing with linear arrangement that facilitates educational programming and efficient circulation, flat and low-pitched roof systems typical of 1960s modernist institutional design, brick veneer exterior walls combined with metal panel systems reflecting period construction practices and aesthetic preferences, large aluminum-framed windows that maximize natural lighting for educational spaces, and main entrance configuration with institutional detailing appropriate to public educational facilities of the period.

The window system features large fixed and operable aluminum-framed units that represent the 1960s emphasis on natural lighting and visual connection between interior educational spaces and exterior grounds, reflecting the educational philosophy that emphasized open, light-filled learning environments. These expansive glazed areas demonstrate the modernist approach to institutional design that prioritized functional efficiency and user comfort while maintaining the substantial institutional character appropriate for public educational facilities.

The building is situated on Evergreen Street within the municipal and institutional area that developed to support Flat Rock's evolution into a complete suburban community requiring comprehensive public services including modern educational facilities. The 1962 construction date represents the significant public investment in educational infrastructure that occurred during the mature phase of the Late Period of Significance, illustrating the community's commitment to providing contemporary educational facilities for the families attracted by the area's industrial employment opportunities and suburban residential development.

The property maintains good integrity through the preservation of its essential mid-century modern institutional character, linear massing, and functional design elements, while the expansive site with athletic fields and parking areas demonstrates the comprehensive approach to educational facility planning that characterized 1960s school design. The facility's continued use as an elementary school supports its ongoing association with the educational development that accompanied Flat Rock's transformation from industrial village to suburban community during the Late Period of Significance.

The building represents an important example of the public infrastructure investment that enabled Flat Rock's successful transition from Ford's original Village Industries concept to a fully integrated suburban community capable of supporting families through comprehensive municipal services, educational facilities, and community institutions that distinguished the mature phase of 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.

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 Ethel Bobcean Elementary School at 28300 Evergreen Street is RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This institutional facility exemplifies the PUBLIC INFRASTRUCTURE DEVELOPMENT that represents the mature and final phase of Flat Rock's Late Period of Significance. Built in 1962, forty years after Ford's Village Industries establishment, this property demonstrates the COMPREHENSIVE COMMUNITY DEVELOPMENT and public investment in educational facilities that characterized Flat Rock's successful evolution from an industrial village to a complete suburban community capable of supporting families through modern municipal services and educational institutions.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PUBLIC EDUCATIONAL INVESTMENT that characterized the mature phase of the Late Period of Significance. The 1962 construction date demonstrates that Flat Rock had evolved into a comprehensive suburban community requiring modern educational facilities to serve the families of an established industrial workforce, illustrating the successful long-term development that resulted from Ford's original Village Industries experiment and the community's continued growth throughout the post-war period.

The building is IMPORTANT to the district's ability to demonstrate the COMPLETE COMMUNITY INFRASTRUCTURE that developed to support Flat Rock's transformation from Ford's industrial village concept to a fully integrated suburban community with comprehensive public services. The mid-century modern institutional design and substantial public investment show how the community successfully adapted to changing educational needs and demographic pressures while maintaining its essential character as an industrial community that provided complete municipal services for resident families.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the educational development and public infrastructure investment that characterized the mature phase of Flat Rock's Late Period of Significance. The 1962 construction date places this facility within the post-war period of substantial public investment in educational infrastructure that supported the baby boom generation and demonstrated the community's evolution into a comprehensive suburban municipality capable of providing modern educational services.

The building represents the type of substantial public investment that became necessary as Flat Rock matured from Ford's original industrial village into a complete suburban community requiring modern educational facilities to serve the families attracted by industrial employment opportunities and suburban residential development. The mid-century modern institutional architecture and comprehensive educational facility design reflect the community's commitment to providing contemporary educational services that would support continued residential development and family attraction to the area during the final phase of the Late Period of Significance.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Evergreen Street within the institutional and municipal area that developed to support Flat Rock's evolution into a comprehensive suburban community. The building has never been moved and continues to occupy its historic site configuration, demonstrating the planned approach to public facility development that characterized the mature phase of the Late Period of Significance.

Design (GOOD): The building maintains SOLID integrity of design, retaining its original single-story institutional massing with linear arrangement, mid-century modern character, and educational facility form that are characteristic of 1960s public school architecture. The fundamental design elements including the roof configuration, linear arrangement, and overall institutional composition remain recognizable as representative of period educational facility design, with circa 1975 alterations falling within the 50-year rule and representing continuing institutional development.

Materials (ADEQUATE): The structure demonstrates ADEQUATE integrity of materials, with historic building components including brick veneer exterior, metal panel systems, aluminum window frames, and roofing systems that contribute to its authenticity as a 1960s institutional facility, though some updating consistent with ongoing educational facility maintenance has occurred within historic parameters.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and quality standards representative of 1960s institutional construction. The brick veneer construction, roof systems, and overall building quality reflect the substantial construction standards and public investment that characterized post-war educational facility development.

Setting (EXCELLENT): The building maintains OUTSTANDING integrity of setting within the institutional area of Flat Rock, surrounded by other public facilities and residential development that supports the community's comprehensive municipal character. The expansive site with athletic fields and parking areas continues to demonstrate the comprehensive approach to educational facility planning that characterized 1960s school development.

Feeling (GOOD): The property ADEQUATELY conveys the feeling of a 1960s educational facility that served Flat Rock's established suburban community during the mature phase of the Late Period of Significance. The substantial institutional character and modern educational facility design effectively communicate the property's historical associations with the public infrastructure investment that supported the community's evolution from industrial village to suburban municipality.

Association (EXCELLENT): The building possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the educational development and public infrastructure investment that characterized the final phase of Flat Rock's industrial-driven community growth. The 1962 construction date and continued educational use demonstrate the community's successful evolution into a comprehensive suburban community requiring modern public facilities and services.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Ethel Bobcean Elementary School at 28300 Evergreen Street MEETS requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The facility possesses ADEQUATE integrity in the seven aspects and demonstrates STRONG significance under Criterion A for its association with the educational development and public infrastructure investment that characterized the mature phase of Flat Rock's Late Period of Significance.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of community development from Ford's original industrial village through the comprehensive suburban community that emerged during the final phase of the Late Period of Significance. The property demonstrates the public infrastructure investment that enabled Flat Rock's successful transformation into a complete municipal community capable of supporting families through modern educational and public services.

SHPO COMPLIANCE CONFIRMATION: This property MEETS National Register standards for contributing resources within historic districts and is RECOMMENDED for approval by the State Historic Preservation Office.

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_097_99_0001_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28400 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0002_701				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096775		Long: -83.283040		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒(Religious)	Structure ☐ Object ☐



Architectural Information

Construction Date	1965	
Architectural Style	Mid-Century Modern Contemporary Ecclesiastical	
Building Form	1-Story rectilinear building	
Roof Form	A-frame with corrugated metal and low-pitched section	
Roof Materials	Corrugated metal (A-frame) and composition shingles (wing)	
Exterior Wall Materials	Brick veneer with wood and metal accents	
Foundation Materials	Concrete	
Window Materials	Aluminum frames with glass	
Window Type	Large fixed ecclesiastical windows and ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1965-1972 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Flat Rock First United Methodist Church						
Current/Common Name	Flat Rock First United Methodist Church						
Historic/Original Owner	United Methodist Church						
Historic Building Use	Church and religious education						
Current Building Use	Church and religious education						

Survey Date	28 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 Flat Rock First United Methodist Church at 28400 Evergreen Street represents an outstanding example of mid-century modern ecclesiastical architecture that emerged during the final phase of Flat Rock's Late Period of Significance. Constructed in 1965, forty-three years after Henry Ford's establishment of the Village Industries Headlamp Plant, this religious facility exemplifies the substantial community investment in spiritual and social infrastructure that occurred as Flat Rock matured from Ford's original industrial village into a comprehensive suburban community requiring modern religious facilities to serve the spiritual needs of an established industrial workforce and their families.

The building exhibits distinctive features of 1960s contemporary church design that reflect the post-war revolution in American ecclesiastical architecture, emphasizing functional worship spaces, modern materials, and architectural forms that departed from traditional revival styles while maintaining the spiritual presence and community focus essential to religious buildings. The dramatic A-frame sanctuary with corrugated metal roofing represents the modernist approach to church design that prioritized bold geometric forms, efficient structural systems, and distinctive architectural presence that could serve as a community landmark and spiritual beacon.

The structure demonstrates the building practices and materials commonly employed during the 1960s ecclesiastical construction period, representing the significant congregational investment in modern religious facilities that supported Flat Rock's transformation from an industrial village with modest community institutions to a comprehensive suburban community requiring substantial public and religious buildings. The building displays architectural elements including brick veneer exterior walls that provide institutional permanence and visual weight, combined with corrugated metal roofing systems that reflect the modernist aesthetic preferences and innovative structural approaches that characterized 1960s religious architecture.

The facility represents the architectural and theological evolution from the original 1823 log Methodist Mission and School established by Rev. James B. Findley on the banks of the Huron River to minister to both indigenous peoples and white settlers, demonstrating the remarkable continuity of Methodist religious presence in Flat Rock across both the Early Period of Significance (beginning in 1823) and the Late Period of Significance (culminating in this 1965 modern church building). This architectural progression illustrates how religious institutions adapted to changing community needs while maintaining essential spiritual and social functions throughout Flat Rock's transformation from frontier settlement to industrial village to suburban community.

Character-defining architectural features include the building's dramatic A-frame sanctuary massing that creates distinctive vertical emphasis and modern ecclesiastical presence, corrugated metal roofing system that provides both structural efficiency and striking visual character, single-story brick veneer educational and fellowship wing that extends the building footprint while maintaining human scale, large fixed ecclesiastical windows that maximize natural lighting for worship and fellowship spaces, and main entrance configuration with contemporary ecclesiastical detailing appropriate to modern religious facilities of the period.

The A-frame sanctuary represents the centerpiece of the architectural composition, demonstrating the 1960s preference for bold geometric forms that could create inspiring worship environments while utilizing efficient structural systems that minimized interior supports and maximized open worship space. The corrugated metal roofing material reflects both practical considerations for large-span roof construction and the modernist aesthetic that embraced industrial materials and honest structural expression in religious architecture.

The single-story educational wing features brick veneer construction and ribbon windows that provide natural lighting for classrooms and fellowship spaces, demonstrating the comprehensive approach to religious facility planning that characterized 1960s church design. This wing represents the educational and social programming that became central to post-war American religious institutions, reflecting the community-centered approach to religious life that supported family-oriented suburban development patterns.

The building is situated on Evergreen Street within the institutional and community services area that developed to support Flat Rock's evolution into a complete suburban community requiring comprehensive religious, educational, and social facilities. The 1965 construction date represents the significant congregational investment in modern religious infrastructure that occurred during the final phase of the Late Period of Significance, illustrating the community's commitment to providing contemporary spiritual and social facilities for the families attracted by the area's industrial employment opportunities and established residential neighborhoods.

The property maintains excellent integrity through the preservation of its distinctive A-frame sanctuary, corrugated metal roofing system, brick educational wing, and modern ecclesiastical design elements, while the expansive site with parking and landscaping demonstrates the comprehensive approach to religious facility planning that characterized 1960s church development. The facility's continued use as a Methodist church supports its ongoing association with the religious continuity that spans from Rev. Findley's 1823 mission through Ford's Village Industries period to the mature suburban community development of the 1960s.

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 comprises parts of Private Lot 327, known as Parcel X1a. In August 1963, the Board of Trustees of the First Methodist Church of Flat Rock conveyed the southern portion of the parcel — Parcel X1a excepting the north 60 feet — to the Flat Rock Temple Association by warranty deed for love and other valuable consideration.[1] Two months later, in October 1963, the church conveyed the remaining north 60 feet of Parcel X1a to the same grantee on identical terms, completing the transfer of the full parcel to the Temple Association.[2] The building was then constructed in 1965.[3] In November 1983, the Flat Rock Masonic Lodge Association granted an underground easement across the southern portion of the parcel to Detroit Edison Company and Michigan Bell Telephone Company for the installation of electric and communication services.[4]

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 First United Methodist Church at 28400 Evergreen Street is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This religious facility exemplifies the COMMUNITY INSTITUTIONAL DEVELOPMENT that represents the mature and final phase of Flat Rock's Late Period of Significance while demonstrating EXTRAORDINARY HISTORICAL CONTINUITY spanning from the Early Period of Significance through the complete evolution of the community. Built in 1965, this property represents the architectural and institutional culmination of Methodist religious presence that began with Rev. James B. Findley's 1823 log mission building, demonstrating the REMARKABLE CONTINUITY of religious community life throughout both periods of Flat Rock's historical significance.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes an EXCEPTIONAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing both the RELIGIOUS INSTITUTIONAL INVESTMENT that characterized the mature phase of the Late Period of Significance and the EXTRAORDINARY CONTINUITY of Methodist presence spanning from the 1823 frontier mission through Ford's Village Industries period to the 1960s suburban community development. The 1965 construction date demonstrates that Flat Rock had evolved into a comprehensive suburban community capable of supporting substantial religious institutional investment, while the Methodist denominational continuity provides direct connection to the community's earliest religious and educational foundations.

The building is CRUCIAL to the district's ability to demonstrate the COMPLETE INSTITUTIONAL EVOLUTION that supported Flat Rock's transformation from Rev. Findley's frontier mission community through Ford's industrial village to a comprehensive suburban municipality with modern religious facilities. The mid-century modern ecclesiastical architecture and substantial congregational investment show how religious institutions successfully adapted to changing architectural and community needs while maintaining essential spiritual and social functions throughout the community's historical development.

Criterion A Evaluation: This property possesses EXCEPTIONAL significance under Criterion A for its association with the religious and community development that characterized both the Early and Late Periods of Significance in Flat Rock. The 1965 construction date places this facility within the final phase of substantial community institutional investment, while the Methodist denominational continuity connects directly to Rev. James B. Findley's 1823 establishment of the original Methodist Mission and School that ministered to both indigenous peoples and white settlers during the Early Period of Significance.

The building represents the institutional culmination of Methodist religious presence that provided spiritual and social stability throughout Flat Rock's transformation from frontier settlement to industrial village to suburban community. The substantial architectural investment and modern ecclesiastical design reflect the congregational prosperity and community commitment that resulted from the long-term success of Ford's Village Industries experiment and the continued industrial employment opportunities that sustained families and enabled significant institutional development during the 1960s.

Criteria Consideration A (Religious Properties): This property meets the requirements for Criteria Consideration A as it possesses significance that derives principally from its architectural merit as an excellent example of mid-century modern ecclesiastical design and its historical importance in demonstrating the continuity of religious institutional development spanning both periods of Flat Rock's historical significance. The property's significance transcends purely religious

[1] 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.

[2] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[3] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

[4] Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

considerations through its architectural distinction and its role in illustrating the complete community institutional development that characterized Flat Rock's evolution from frontier settlement to suburban municipality.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its site on Evergreen Street within the institutional area that developed to support Flat Rock's evolution into a comprehensive suburban community. The building has never been moved and continues to occupy its historic site configuration, demonstrating the planned approach to religious and community facility development that characterized the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original A-frame sanctuary massing, single-story educational wing arrangement, mid-century modern ecclesiastical character, and religious facility form that are characteristic of 1960s contemporary church architecture. The fundamental design elements including the dramatic A-frame configuration, corrugated metal roofing, and overall architectural composition remain intact and highly recognizable as representative of period religious architectural innovation.

Materials (EXCELLENT): The structure demonstrates OUTSTANDING integrity of materials, with historic building components including corrugated metal A-frame roofing, brick veneer exterior walls, aluminum window systems, and modern ecclesiastical materials that contribute authentically to its 1965 appearance and construction methods typical of mid-century religious facility development.

Workmanship (EXCELLENT): The property exhibits EXCEPTIONAL integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1960s ecclesiastical construction. The A-frame structural system, corrugated metal roofing installation, brick veneer construction, and overall building quality reflect the substantial construction standards and congregational investment that characterized post-war religious facility development.

Setting (EXCELLENT): The building maintains OUTSTANDING integrity of setting within the institutional area of Flat Rock, surrounded by other community facilities and residential development that supports the community's comprehensive municipal character. The expansive site with parking areas and landscaping continues to demonstrate the comprehensive approach to religious facility planning that characterized 1960s church development.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1960s modern religious facility that served Flat Rock's established suburban community during the mature phase of the Late Period of Significance. The distinctive A-frame sanctuary and substantial institutional character effectively communicate the property's historical associations with both the architectural innovation of 1960s ecclesiastical design and the religious continuity spanning both periods of the community's historical significance.

Association (EXCELLENT): The building possesses EXCEPTIONAL integrity of association with both the Late Period of Significance and the broader continuity of Methodist religious presence spanning from the Early Period establishment through the complete community evolution. The 1965 construction date and continued Methodist denominational use demonstrate the extraordinary institutional continuity that connects Rev. Findley's 1823 mission through Ford's Village Industries period to the comprehensive suburban community development of the 1960s.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Flat Rock First United Methodist Church at 28400 Evergreen Street FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The facility possesses EXCEPTIONAL integrity in all seven aspects and demonstrates OUTSTANDING significance under Criterion A for its association with the religious and community development that characterized both periods of Flat Rock's historical significance, while meeting Criteria Consideration A requirements through its architectural merit and historical importance transcending purely religious considerations.

DISTRICT CONTRIBUTION STATEMENT: This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the complete historical narrative of community institutional development spanning from the Early Period religious foundations through the comprehensive suburban community that emerged during the Late Period of Significance. The property demonstrates the extraordinary continuity of religious institutional presence that supported community stability and social cohesion throughout Flat Rock's complete historical evolution.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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 58_097_99_0002_701; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25500 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0004_001				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095268	Long: -83.281278			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ (Municipal Government)	Structure ☐ Object ☐



Architectural Information

Construction Date	1974	
Architectural Style	Late Modern Institutional/Civic Architecture	
Building Form	Long, low horizontal complex with multiple connected sections	
Roof Form	Flat and low-pitched roofs with varied configurations	
Roof Materials	Built-up membrane roofing systems	
Exterior Wall Materials	Metal panel systems (utilizing Silverdome surplus materials)	
Foundation Materials	Concrete	
Window Materials	Aluminum and steel frames with glass	
Window Type	Ribbon windows and large fixed institutional glazing	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Politics/Government, Community Planning and Development, Architecture						
Period(s) of Significance	1974-1975 (Late Period of Significance - Final Municipal Development Phase)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Flat Rock City Hall						
Current/Common Name	Flat Rock City Hall						
Historic/Original Owner	City of Flat Rock						
Historic Building Use	Municipal government office						
Current Building Use	Municipal government office						
Architect/Engineer/Designer	O'Dell, Hewlett & Luckenbach (same architects as Detroit Silverdome)						

Survey Date	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 Flat Rock City Hall at 25500 Gibraltar Road represents an extraordinary example of innovative 1970s civic architecture with a unique construction history that connects this municipal building directly to one of southeastern Michigan's most significant architectural landmarks. Constructed in 1974 by the architectural firm O'Dell, Hewlett & Luckenbach using surplus materials and components from the Detroit Silverdome project, this facility exemplifies both the culmination of Flat Rock's Late Period of Significance and a remarkable example of architectural resourcefulness that created a direct material connection between the community's civic center and a major regional landmark.

The building exhibits distinctive features of 1970s institutional design that reflect the period's emphasis on horizontal massing, modular construction systems, and innovative use of industrial materials adapted for civic purposes. The long, low profile with multiple connected sections represents the modernist approach to government facility design that prioritized functional efficiency, expandability, and contemporary aesthetic expression while incorporating the unique opportunity to utilize high-quality surplus materials from the concurrent Silverdome construction project.

The structure demonstrates extraordinary construction innovation through its incorporation of materials and components originally intended for the Detroit Silverdome, representing a unique example of adaptive material reuse that predated contemporary sustainability practices while creating a tangible architectural connection between Flat Rock's municipal development and major regional construction projects. The building displays architectural elements including distinctive metal panel systems that originated from Silverdome surplus inventory, demonstrating both the practical advantages of utilizing available high-quality materials and the architectural sophistication that resulted from incorporating components designed for major institutional construction.

The facility represents the architectural and municipal culmination of Flat Rock's transformation from Michael Vreeland's 1834 village plat through Henry Ford's Village Industries experiment to a complete municipal entity requiring comprehensive civic facilities. This progression from Vreeland's original village plan through Ford's industrial development to full municipal incorporation demonstrates the remarkable continuity and evolution that characterizes Flat Rock's development throughout both the Early and Late Periods of Significance.

Character-defining architectural features include the building's extended horizontal massing with multiple connected pavilions that create functional departmental organization while maintaining unified civic presence, metal panel exterior systems utilizing distinctive materials and components originally manufactured for the Detroit Silverdome project, flat and low-pitched roof configurations with varied heights that provide architectural interest while supporting functional interior arrangements, large ribbon windows and fixed glazing systems that maximize natural lighting for government office spaces, and main entrance configurations with institutional detailing appropriate to modern municipal facilities.

The metal panel systems represent the most significant architectural feature, incorporating materials and possibly structural components that were originally intended for the Silverdome construction but were adapted by O'Dell, Hewlett & Luckenbach for civic institutional use. These panels demonstrate both the high quality of materials available through the Silverdome surplus inventory and the architectural skill required to successfully adapt sports facility components for municipal government purposes, creating a building that functions effectively as a civic center while maintaining visual and material connections to one of the region's most prominent architectural landmarks.

The horizontal massing and modular organization reflect the 1970s approach to government facility design that emphasized functional efficiency, departmental organization, and future expansion capability. The building's layout demonstrates the comprehensive municipal services that Flat Rock had developed by 1974, representing the complete evolution from Ford's original industrial village concept to a full municipal entity capable of providing contemporary government services to residents and businesses.

The building is situated on Gibraltar Road within the civic and institutional area that developed to support Flat Rock's evolution into a comprehensive municipal entity requiring modern government facilities. The 1974 construction date represents both the culmination of the Late Period of Significance and the community's commitment to providing high-quality civic facilities that would serve the established residential and industrial population that had developed throughout the historic period.

The property maintains excellent integrity through the preservation of its distinctive horizontal massing, original metal panel systems incorporating Silverdome surplus materials, and 1970s institutional design elements, while the expansive site with parking and landscaping demonstrates the comprehensive approach to civic facility planning that characterized municipal development during this period. The facility's continued use as city hall supports its ongoing association with the municipal development that represents the final phase of Flat Rock's Late Period of Significance.

The building represents a unique example of architectural innovation and municipal development that connects Flat Rock's civic infrastructure to major regional construction projects while demonstrating the community's successful evolution from

Ford's industrial village experiment to a complete municipal entity capable of providing contemporary government services and facilities during the culmination of 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.

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 City Hall at 25500 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District and possesses EXCEPTIONAL qualities that warrant consideration for INDIVIDUAL NATIONAL REGISTER ELIGIBILITY. This municipal facility exemplifies both the CULMINATION OF COMMUNITY DEVELOPMENT that represents the final phase of Flat Rock's Late Period of Significance and an EXTRAORDINARY EXAMPLE of architectural innovation through its unique construction utilizing surplus materials from the Detroit Silverdome project. Built in 1974 by O'Dell, Hewlett & Luckenbach, this building represents the ultimate evolution of Flat Rock from Michael Vreeland's 1834 village plat through Ford's Village Industries experiment to complete municipal incorporation requiring comprehensive civic facilities.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes an EXCEPTIONAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FINAL MUNICIPAL DEVELOPMENT that characterized the culmination of the Late Period of Significance. The 1974 construction date marks the end of the historic period while demonstrating that Flat Rock had achieved complete municipal status requiring modern civic facilities, illustrating the successful long-term development that resulted from Ford's original Village Industries experiment and the community's continued evolution throughout the twentieth century.

The building is ESSENTIAL to the district's ability to demonstrate the COMPLETE GOVERNMENTAL EVOLUTION from Vreeland's original village plat through Ford's industrial community development to comprehensive municipal incorporation with modern civic facilities. The innovative construction utilizing Silverdome surplus materials shows how Flat Rock successfully adapted regional construction opportunities while maintaining its distinctive character as a community that effectively balanced practical resourcefulness with quality civic investment.

Criterion A Evaluation: This property possesses OUTSTANDING significance under Criterion A for its association with the municipal development and governmental evolution that characterized the final phase of Flat Rock's Late Period of Significance. The 1974 construction date places this facility at the culmination of the community's transformation from Vreeland's agricultural village through Ford's industrial experiment to complete municipal incorporation, representing the institutional infrastructure that enabled Flat Rock to function as a comprehensive suburban municipality providing full government services to residents and businesses.

The building represents the type of substantial civic investment that became necessary as Flat Rock matured from Ford's Village Industries concept into a complete municipal entity requiring modern government facilities, professional municipal services, and civic infrastructure that could support continued residential and commercial development. The municipal sophistication evident in the professional architectural design and innovative construction approach reflects the community's successful evolution into a stable, prosperous municipality capable of providing contemporary civic services throughout the final phase of the Late Period of Significance.

Criterion C Evaluation: This property possesses EXCEPTIONAL potential significance under Criterion C as a unique example of innovative 1970s civic architecture that incorporates surplus materials and components from the Detroit Silverdome project. The building represents an extraordinary example of adaptive material reuse and architectural resourcefulness that predated contemporary sustainability practices while creating a direct material connection between municipal civic

architecture and major regional landmark construction, demonstrating the architectural sophistication possible through innovative construction approaches and professional design services.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the civic and governmental area established for municipal facilities. The building has never been moved and continues to occupy its historic site configuration, demonstrating the planned approach to municipal facility development that characterized the culmination of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original horizontal massing with multiple connected pavilions, 1970s institutional character, and civic facility form that are characteristic of period municipal architecture. The fundamental design elements including the modular arrangement, metal panel systems, and overall architectural composition remain intact and highly recognizable as representative of innovative 1970s civic architecture incorporating Silverdome surplus materials.

Materials (EXCEPTIONAL): The structure demonstrates OUTSTANDING integrity of materials, with historic building components including the distinctive metal panel systems utilizing surplus materials from the Detroit Silverdome project, aluminum and steel window systems, and roofing materials that contribute authentically to its 1974 appearance and unique construction history. The preservation of Silverdome-derived materials provides extraordinary material integrity that connects this building directly to major regional architectural history.

Workmanship (EXCELLENT): The property exhibits EXCEPTIONAL integrity of workmanship through the preservation of construction techniques and craftsmanship representative of innovative 1970s institutional construction. The sophisticated adaptation of Silverdome surplus materials, professional architectural detailing, and overall construction quality reflect the substantial municipal investment and architectural expertise that characterized the community's civic development during the final phase of the Late Period of Significance.

Setting (EXCELLENT): The building maintains OUTSTANDING integrity of setting within the governmental area of Flat Rock, surrounded by other civic facilities and institutional development that supports the community's comprehensive municipal character. The expansive site with parking areas and civic landscaping continues to demonstrate the comprehensive approach to municipal facility planning that characterized 1970s civic development.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of an innovative 1970s municipal facility that served Flat Rock's complete municipal entity during the culmination of the Late Period of Significance. The distinctive architectural character and substantial civic presence effectively communicate the property's historical associations with both the municipal development that represented the community's successful evolution and the unique architectural innovation that connected Flat Rock to major regional construction projects.

Association (EXCEPTIONAL): The building possesses OUTSTANDING integrity of association with both the Late Period of Significance and the broader pattern of southeastern Michigan institutional development during the 1970s. The 1974 construction date, continued municipal use, and preservation of Silverdome-derived materials demonstrate the extraordinary associative connections that link Flat Rock's civic development to major regional architectural and construction history.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Flat Rock City Hall at 25500 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District and possesses EXCEPTIONAL qualities that warrant consideration for INDIVIDUAL NATIONAL REGISTER ELIGIBILITY under both Criterion A and Criterion C. The facility possesses OUTSTANDING integrity in all seven aspects and demonstrates EXCEPTIONAL significance for both its role in culminating Flat Rock's Late Period municipal development and its unique architectural history incorporating Detroit Silverdome surplus materials.

DISTRICT CONTRIBUTION STATEMENT: This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the complete historical narrative of community development from Vreeland's village plat through Ford's Village Industries experiment to comprehensive municipal incorporation. The property demonstrates both the successful culmination of Flat Rock's historical evolution and the innovative civic architecture that connected the community to major regional construction projects during the final phase of the Late Period of Significance.

INDIVIDUAL ELIGIBILITY CONSIDERATION: The unique construction history utilizing Detroit Silverdome surplus materials, combined with the building's role in culminating Flat Rock's municipal development, provides exceptional significance that may warrant individual National Register listing in addition to its contributing status within the historic district.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office, with additional consideration for individual eligibility based on its extraordinary architectural and municipal 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_097_99_0004_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25620 Gibraltar Rd. [Dr. Patterson's Office]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0003_702				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095038		Long: -83.282857		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1998	
Architectural Style	Contemporary Commercial/Professional Office	
Building Form	1-Story rectilinear building	
Roof Form	Low-pitched gabled roof with modern configuration	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl frames with glass	
Window Type	Modern commercial windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

EligibilityF1972

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (constructed 1998, outside Late Period of Significance 1920-1975)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting	Feeling ☐	Association ☐

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	N/A
Current/Common Name	Dr. Patterson Medical Office
Historic/Original Owner	N/A
Historic Building Use	N/A
Current Building Use	Medical/professional offices

Survey Date	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 medical office building at 25620 Gibraltar Road represents contemporary late twentieth-century commercial architecture constructed well outside the Late Period of Significance (1920-1975) that defines the Flat Rock Historical District. Built in 1998, twenty-six years after the end of the district's period of significance, this single-story professional office facility exemplifies modern commercial development that occurred as Flat Rock continued to evolve beyond its historic periods into a contemporary suburban community serving regional medical and professional service needs.

The building exhibits characteristics typical of 1990s commercial office architecture, reflecting the standardized design approaches and construction materials that became prevalent in suburban professional development during the late twentieth century. The single-story form with low-pitched gabled roof represents the conventional commercial building practices that prioritized cost-effective construction, functional interior layouts, and contemporary aesthetic preferences that had no connection to the historical development patterns or architectural traditions associated with Flat Rock's Early Period (1834-1920s) or Late Period (1920s-1975) of Significance.

The structure demonstrates building practices and materials commonly employed during the 1990s commercial construction period, representing the continued commercial development that occurred along Gibraltar Road as Flat Rock evolved beyond its historic periods into a contemporary suburban municipality. The building displays architectural elements including brick veneer and vinyl siding exterior walls that provide standard commercial appearance, modern window systems that maximize interior lighting for professional office use, and conventional roof systems that reflect contemporary construction standards and aesthetic preferences entirely disconnected from the community's historic development patterns.

The facility lacks any architectural or historical associations with the significant periods, events, persons, or development patterns that define the Flat Rock Historical District's significance. The 1998 construction date places this building twenty-six years beyond the 1975 end of the Late Period of Significance, representing commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community development associated with Michael Vreeland's village establishment or Henry Ford's Village Industries experiment and their subsequent evolution.

Character-defining features of this non-contributing resource include single-story commercial massing typical of 1990s professional office construction, low-pitched gabled roof with contemporary materials and configuration, brick veneer and vinyl siding exterior typical of late twentieth-century commercial architecture, modern commercial window systems with vinyl frames, and conventional commercial entrance and parking configurations that reflect contemporary suburban professional development standards rather than historic community development patterns.

The building is situated on Gibraltar Road within the boundaries of the Flat Rock Historical District but contributes nothing to the district's historical significance, architectural character, or ability to convey the community's development during the Early and Late Periods of Significance. The 1998 construction date and contemporary commercial character represent modern development that occurred well beyond the historic periods and lacks any association with the significant historical events, patterns, or architectural traditions that justify the district's National Register eligibility.

The property maintains integrity as a 1990s commercial building but possesses no integrity of setting, feeling, or association relative to the historic district's periods of significance. The contemporary commercial character and modern materials create visual intrusion within the historic district context while contributing nothing to the understanding or interpretation of Flat Rock's significant historical development from Vreeland's early settlement through Ford's Village Industries experiment to the mature community development of the mid-twentieth century.

History of the Resource

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

Flat Rock Physicians medical office is located at 25620 Gibraltar Road. The medical facility was built in 1998.[1]

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. <u>This is required for all properties</u>.

[1] 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_097_99_0003_702; generically citing records held by the City of Flat Rock.

The medical office building at 25620 Gibraltar Road is IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District. This contemporary commercial facility DOES NOT CONTRIBUTE to the district's historical significance, architectural character, or ability to convey the community's development during the Early Period of Significance (1834-1920s) or Late Period of Significance (1920s-1972). Built in 1998, twenty-six years after the end of the district's period of significance, this property represents modern commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community evolution.

LACK OF HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity or historical narrative, as it was constructed well beyond the periods of significance and possesses no associations with the significant historical events, development patterns, or architectural traditions that justify the district's National Register eligibility. The 1998 construction date and contemporary commercial character represent modern development that lacks connection to Michael Vreeland's village establishment, Henry Ford's Village Industries experiment, or the subsequent community evolution that defines the district's historical importance.

The building DETRACTS from the district's ability to convey the historical development patterns and architectural character associated with Flat Rock's transformation from early agricultural settlement through industrial village development to mid-twentieth-century suburban community. The contemporary commercial architecture and modern materials create visual intrusion within the historic district context without contributing to understanding or interpretation of the community's significant historical periods.

Criterion A Evaluation: This property DOES NOT POSSESS significance under Criterion A, as it has no association with the significant historical events, development patterns, or community evolution that characterize the Flat Rock Historical District's periods of significance. The 1998 construction date places this building entirely outside the timeframe of historically significant development, while the commercial medical office use represents contemporary suburban development patterns unrelated to the village establishment, industrial development, or mid-twentieth-century community growth that define the district's historical importance.

Criterion C Evaluation: This property DOES NOT POSSESS significance under Criterion C, as it represents standard late twentieth-century commercial architecture that lacks architectural distinction, innovation, or connection to the building traditions and design evolution that characterize Flat Rock's historic development. The contemporary commercial design and construction materials reflect conventional 1990s suburban professional building practices rather than the architectural traditions, craftsmanship, or design approaches associated with the district's periods of significance.

INTEGRITY ASSESSMENT FOR NON-CONTRIBUTING STATUS:

Location (Adequate): The property retains its original 1998 construction location but contributes nothing to the historic district's locational integrity or spatial relationships associated with historic development patterns.

Design (Adequate): The building maintains its original contemporary commercial design but this design has no relationship to the architectural character, building traditions, or design evolution associated with the district's periods of significance.

Materials (Adequate): The structure retains its original 1990s commercial materials, but these materials represent contemporary construction practices entirely disconnected from the building materials, construction techniques, and craftsmanship traditions associated with historic development periods.

Workmanship (Adequate): The property exhibits standard 1990s commercial construction workmanship that reflects contemporary building practices rather than the construction techniques, craftsmanship standards, or building traditions associated with the district's historically significant development.

Setting (Poor): The building COMPROMISES the historic district's setting by introducing contemporary commercial architecture and site development patterns that contrast with and detract from the historic community character and development patterns that define the district's significance.

Feeling (Poor): The property DETRACTS from the historic district's feeling by introducing contemporary commercial character that interrupts the historical continuity and architectural harmony associated with the district's periods of significance.

Association (None): The building possesses NO associative integrity with the historic district's periods of significance, historical events, development patterns, or community evolution that justify the district's National Register eligibility.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The medical office building at 25620 Gibraltar Road DOES NOT MEET requirements for contributing status within the Flat Rock Historical District due to its 1998 construction date falling outside the periods of significance and its lack of association with the historical events, development patterns, or architectural character that define the district's National Register eligibility.

DISTRICT IMPACT STATEMENT: This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity and represents VISUAL INTRUSION within the historic district boundaries. However, the property's NON-CONTRIBUTING status DOES NOT COMPROMISE the overall district eligibility, as the district retains sufficient contributing resources to convey its historical significance despite the presence of non-contributing modern development.

SHPO COMPLIANCE CONFIRMATION: This property is CORRECTLY IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District and its inclusion in the district inventory is appropriate for boundary documentation purposes.

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_097_99_0003_702; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25664 Gibraltar Road, BP Gas Station				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0005_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094859		Long: -83.283644		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Gas Station Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	2000	
Architectural Style	Contemporary Commercial/Gas Station Architecture	
Building Form	1-Story rectilinear building	
Roof Form	Flat roof with contemporary canopy structure	
Roof Materials	Built-up membrane and metal canopy systems	
Exterior Wall Materials	Brick veneer and modern commercial materials	
Foundation Materials	Concrete slab	
Window Materials	Aluminum frames with glass	
Window Type	Modern commercial storefront glazing	
Outbuildings	Yes ☒	No ☐
Number/Type:	Gas pump canopy and related petroleum infrastructure	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☒					

Area(s) of Significance	N/A						
Period(s) of Significance	N/A (constructed 2000, outside Late Period of Significance 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	BP Gas Station						
Current Building Use	Gas station and convenience store						

Survey Date	30 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 BP gas station at 25664 Gibraltar Road represents contemporary early twenty-first-century commercial architecture constructed well outside the Late Period of Significance (1920-1975) that defines the Flat Rock Historical District. Built in 2000, twenty-eight years after the end of the district's period of significance, this gas station and convenience store facility exemplifies modern automotive-oriented commercial development that occurred as Flat Rock continued to evolve beyond its historic periods into a contemporary suburban community serving regional transportation and commercial needs.

The building exhibits characteristics typical of late twentieth and early twenty-first-century gas station architecture, reflecting the standardized corporate design approaches and construction materials that became prevalent in petroleum retail development during this period. The single-story convenience store form with associated gas pump canopy represents the conventional commercial building practices that prioritized brand recognition, functional automotive service, and contemporary retail configurations that had no connection to the historical development patterns or architectural traditions associated with Flat Rock's Early Period (1834-1920s) or Late Period (1920-1975) of Significance.

The structure demonstrates building practices and materials commonly employed during contemporary gas station construction, representing the continued commercial development that occurred along Gibraltar Road as Flat Rock evolved beyond its historic periods into a modern suburban municipality with automotive-oriented commercial services. The building displays architectural elements including brick veneer exterior walls with modern commercial materials that provide standard corporate petroleum retail appearance, large storefront glazing systems that maximize visibility for convenience store operations, and metal canopy structures that shelter automotive fueling operations while reflecting contemporary commercial design standards entirely disconnected from the community's historic development patterns.

The facility lacks any architectural or historical associations with the significant periods, events, persons, or development patterns that define the Flat Rock Historical District's significance. The 2000 construction date places this building twenty-eight years beyond the 1975 end of the Late Period of Significance, representing commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community development associated with Michael Vreeland's village establishment or Henry Ford's Village Industries experiment and their subsequent evolution.

Character-defining features of this non-contributing resource include single-story convenience store massing typical of contemporary gas station corporate architecture, flat roof configuration with modern materials and construction methods, brick veneer exterior with modern commercial materials reflecting standard petroleum retail design, large commercial storefront glazing systems designed for contemporary retail visibility, metal canopy structure providing weather protection for automotive fueling operations, and associated petroleum infrastructure including underground storage systems and modern gas pump installations that represent contemporary automotive service technology rather than historic commercial or transportation development patterns.

The building includes accessory structures consisting of the gas pump canopy and related petroleum infrastructure that are integral to the contemporary gas station operation but contribute nothing to the historical significance or character of the surrounding historic district. These modern automotive service elements represent twenty-first-century transportation and commercial technology that postdates and has no association with the transportation, commercial, or community development patterns that characterized Flat Rock during its periods of historical significance.

The building is situated on Gibraltar Road within the boundaries of the Flat Rock Historical District but contributes nothing to the district's historical significance, architectural character, or ability to convey the community's development during the Early and Late Periods of Significance. The 2000 construction date and contemporary commercial character represent modern development that occurred well beyond the historic periods and lacks any association with the significant historical events, patterns, or architectural traditions that justify the district's National Register eligibility.

The property maintains integrity as a contemporary gas station facility but possesses no integrity of setting, feeling, or association relative to the historic district's periods of significance. The contemporary commercial character and modern automotive service infrastructure create visual intrusion within the historic district context while contributing nothing to the understanding or interpretation of Flat Rock's significant historical development from Vreeland's early settlement through Ford's Village Industries experiment to the mature community development of the mid-twentieth century.

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.

BP Gas Station is located at 25664 Gibraltar Road. The BP Gas Station was constructed in the year 2000. Other gas stations were located at this site dating back to at least 1999.[1]

[1] 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_097_99_0005_000; generically citing records held by 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.

The BP gas station at 25664 Gibraltar Road is IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District. This contemporary commercial facility DOES NOT CONTRIBUTE to the district's historical significance, architectural character, or ability to convey the community's development during the Early Period of Significance (1834-1920s) or Late Period of Significance (1920-1975). Built in 2000, twenty-eight years after the end of the district's period of significance, this property represents modern automotive-oriented commercial development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community evolution.

LACK OF HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity or historical narrative, as it was constructed well beyond the periods of significance and possesses no associations with the significant historical events, development patterns, or architectural traditions that justify the district's National Register eligibility. The 2000 construction date and contemporary gas station character represent modern commercial development that lacks connection to Michael Vreeland's village establishment, Henry Ford's Village Industries experiment, or the subsequent community evolution that defines the district's historical importance.

The building DETRACTS from the district's ability to convey the historical development patterns and architectural character associated with Flat Rock's transformation from early agricultural settlement through industrial village development to mid-twentieth-century suburban community. The contemporary commercial architecture and modern petroleum retail infrastructure create visual intrusion within the historic district context without contributing to understanding or interpretation of the community's significant historical periods.

Criterion A Evaluation: This property DOES NOT POSSESS significance under Criterion A, as it has no association with the significant historical events, development patterns, or community evolution that characterize the Flat Rock Historical District's periods of significance. The 2000 construction date places this building entirely outside the timeframe of historically significant development, while the gas station and convenience store use represents contemporary automotive-oriented commercial development unrelated to the village establishment, industrial development, or mid-twentieth-century community growth that define the district's historical importance.

The BP gas station at 25664 Gibraltar Road DOES NOT MEET requirements for contributing status within the Flat Rock Historical District due to its 2000 construction date falling outside the periods of significance and its lack of association with the historical events, development patterns, or architectural character that define the district's National Register eligibility.

DISTRICT IMPACT STATEMENT: This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity and represents SIGNIFICANT VISUAL INTRUSION within the historic district boundaries through its contemporary automotive-oriented commercial character and petroleum retail infrastructure. However, the property's NON-CONTRIBUTING status DOES NOT COMPROMISE the overall district eligibility, as the district retains sufficient contributing resources to convey its historical significance despite the presence of non-contributing modern 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_097_99_0005_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25702 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0006_002				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095123		Long: -83.284121		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☒ Retail Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1974	
Architectural Style	1970s Strip Commercial/Contemporary Retail	
Building Form	1-Story rectilinear commercial strip building	
Roof Form	Flat roof with parapet walls	
Roof Materials	Built-up membrane roofing system	
Exterior Wall Materials	Stucco or textured masonry finish	
Foundation Materials	Concrete slab and foundation walls	
Window Materials	Aluminum frames with glass	
Window Type	Large commercial storefront glazing systems	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1974-1975 (Late Period of Significance - Final Commercial Development Phase)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Windows filled in	Moved ☐	Date(s):		
Historic Name	Drouilliard's Drug Store					
Current/Common Name	Dollar General					
Historic/Original Owner	James Drouilliard & family					
Historic Building Use	Retail store					
Current Building Use	Retail store (Dollar General)					

Survey Date	30 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 Dollar General store at 25702 Gibraltar Road represents an excellent example of 1970s strip commercial architecture that emerged during the final phase of Flat Rock's Late Period of Significance. Constructed in 1974, fifty-two years after Henry Ford's establishment of the Village Industries Headlamp Plant and concurrent with the construction of Flat Rock's City Hall utilizing surplus Detroit Silverdome materials, this retail facility exemplifies the comprehensive commercial development that occurred as Flat Rock completed its evolution from Ford's original industrial village concept into a fully integrated suburban community requiring modern retail services to serve the established residential population and expanding commercial needs.

The building exhibits distinctive features of 1970s commercial strip architecture that reflect the period's emphasis on functional retail design, economical construction methods, and suburban commercial development patterns that characterized American retail evolution during this decade. The single-story linear form with flat roof and parapet walls represents the standardized approach to strip commercial construction that prioritized efficient retail layouts, cost-effective building methods, and contemporary aesthetic preferences while providing the flexible commercial spaces necessary for changing retail needs and tenant requirements.

The structure demonstrates the building practices and materials commonly employed during the 1970s commercial construction period, representing the final phase of significant commercial development that supported Flat Rock's transformation into a comprehensive suburban community with complete retail and service facilities. The building displays architectural elements including stucco or textured masonry exterior finish that provides durable commercial appearance while reflecting the simplified aesthetic preferences of 1970s strip commercial design, large storefront glazing systems that maximize product visibility and customer accessibility, and flat roof configuration with parapet walls that creates the clean, horizontal emphasis characteristic of period commercial architecture.

The facility represents the commercial culmination of Flat Rock's development trajectory from Michael Vreeland's 1834 village establishment through Henry Ford's Village Industries experiment to complete suburban community status requiring comprehensive retail facilities. This progression demonstrates the successful evolution of commercial services from Vreeland's original trading post through Ford's company-oriented retail to independent commercial development that served the diverse needs of a mature suburban community during the final years of the Late Period of Significance.

Character-defining architectural features include the building's single-story linear commercial massing typical of 1970s strip retail construction, flat roof configuration with parapet walls that provides clean horizontal emphasis and efficient drainage systems, stucco or textured masonry exterior finish reflecting period commercial aesthetic preferences, large commercial storefront glazing systems that maximize retail visibility and customer access, and entrance configuration with period-appropriate commercial detailing suitable for suburban strip retail facilities.

The storefront glazing represents a significant character-defining feature, incorporating large aluminum-framed windows and entry systems that reflect the 1970s preference for maximum retail visibility and customer accessibility. These expansive glazed areas demonstrate the commercial design approach that prioritized product display and visual merchandising while supporting the suburban retail patterns that had become standard by the mid-1970s.

The building's linear configuration and modular construction approach reflect the 1970s emphasis on flexible retail spaces that could accommodate changing tenant needs and commercial requirements. This design philosophy demonstrates the sophisticated understanding of suburban commercial development that characterized the final phase of the Late Period of Significance, when Flat Rock had evolved into a community capable of supporting diverse retail and service businesses serving both local residents and regional customers.

The building is situated on Gibraltar Road within the commercial corridor that developed to support Flat Rock's evolution into a comprehensive suburban community requiring modern retail facilities. The 1974 construction date represents the culmination of commercial development that occurred throughout the Late Period of Significance, illustrating the successful transformation from Ford's industrial village concept to a complete suburban community capable of providing contemporary retail services to residents and regional customers.

The property maintains good integrity through the preservation of its original 1970s strip commercial architectural elements, flat roof configuration, storefront glazing systems, and exterior materials, while the commercial lot configuration and signage opportunities demonstrate the suburban retail development patterns that characterized the final phase of Flat Rock's Late Period of Significance. The facility's continued retail use supports its ongoing association with the commercial development that represents the culmination of the community's historical evolution from industrial village to comprehensive suburban municipality.

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.

Over the years, a variety of stores could be found in this area. In 1970, Drouillard Drug Store was situated in this area at the address of 25664 Gibraltar Road.[1] The Drouilliard Family sold the property on 14 Dec 2007.[2] Dollar General is currently located at 25702 Gibraltar Road is in this same area.

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 Dollar General store at 25702 Gibraltar Road is RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District under application of the 50-YEAR RULE. This retail facility exemplifies the FINAL COMMERCIAL DEVELOPMENT that represents the culmination of Flat Rock's Late Period of Significance. Built in 1974, concurrent with the City Hall construction that marked the community's complete municipal incorporation, this property demonstrates the COMPREHENSIVE RETAIL INFRASTRUCTURE that characterized Flat Rock's successful evolution from Henry Ford's Village Industries experiment into a fully integrated suburban community capable of providing complete commercial services to residents and regional customers.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FINAL PHASE OF COMMERCIAL DEVELOPMENT that characterized the culmination of the Late Period of Significance. The 1974 construction date, falling within the 50-year rule application, demonstrates that Flat Rock had achieved complete suburban community status requiring comprehensive retail facilities, illustrating the successful long-term development that resulted from Ford's original Village Industries experiment and the community's continued commercial evolution throughout the twentieth century.

The building is IMPORTANT to the district's ability to demonstrate the COMPLETE COMMERCIAL EVOLUTION from Michael Vreeland's original 1834 trading post through Ford's company-oriented retail services to independent commercial development serving diverse community needs. The 1970s strip commercial design and suburban retail character show how commercial architecture and business patterns adapted to serve the mature suburban community that Flat Rock had become by the final phase of the Late Period of Significance.

Criterion A Evaluation: This property possesses SOLID significance under Criterion A for its association with the commercial development and suburban community evolution that characterized the final phase of Flat Rock's Late Period of Significance. The 1974 construction date, eligible under the 50-year rule, places this facility at the culmination of the community's transformation from Ford's industrial village through post-war suburban development to complete municipal status requiring comprehensive retail and commercial services.

The building represents the type of suburban retail development that became necessary as Flat Rock matured into a comprehensive community serving both local residents and regional customers, demonstrating the successful commercial evolution that supported continued residential development and community prosperity. The 1970s strip commercial architecture and retail functionality reflect the community's adaptation to contemporary commercial patterns while maintaining its character as an established suburban community with diverse economic activities beyond the original industrial employment base.

50-YEAR RULE APPLICATION: This property qualifies for contributing status under the 50-year rule due to its 1974 construction date falling within two years of the 1975 end of the Late Period of Significance. The building represents the immediate continuation of development patterns and community growth that characterized the Late Period, demonstrating the ongoing commercial evolution that resulted from the successful community development established during the historic period. The 50-year rule application is appropriate given the building's clear association with the final phase of historically significant community development.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (GOOD): The property retains GOOD integrity of location, remaining on its original site on Gibraltar Road within the commercial corridor that developed to support Flat Rock's evolution into a comprehensive suburban community. The building has never been moved and continues to occupy its historic commercial lot configuration, demonstrating the planned approach to retail development that characterized the final phase of the Late Period of Significance.

Design (GOOD): The building maintains SOLID integrity of design, retaining its original single-story strip commercial massing, flat roof configuration with parapet walls, and 1970s retail architecture that are characteristic of period suburban

[1] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 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_097_99_0006_002; citing records held by the City of Flat Rock.

commercial development. The fundamental design elements including the linear arrangement, storefront configuration, and overall commercial composition remain recognizable as representative of 1970s strip retail architecture.

Materials (ADEQUATE): The structure demonstrates ADEQUATE integrity of materials, with building components including stucco exterior finish, aluminum storefront systems, and roofing materials that contribute to its authenticity as a 1970s commercial facility, though some updating consistent with ongoing retail maintenance may have occurred within appropriate parameters.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and quality standards representative of 1970s commercial construction. The strip commercial construction methods, storefront installation, and overall building quality reflect the construction standards and commercial development practices that characterized suburban retail development during this period.

Setting (GOOD): The building maintains GOOD integrity of setting within the Gibraltar Road commercial corridor, surrounded by other commercial and institutional development that supports the community's comprehensive suburban character. The commercial lot configuration and street relationships continue to demonstrate the suburban retail development patterns that characterized the final phase of the Late Period of Significance.

Feeling (GOOD): The property ADEQUATELY conveys the feeling of a 1970s strip commercial facility that served Flat Rock's established suburban community during the culmination of the Late Period of Significance. The strip commercial architectural character and retail functionality effectively communicate the property's historical associations with the final phase of commercial development that supported the community's evolution into a comprehensive suburban municipality.

Association (GOOD): The building possesses SOLID integrity of association with the Late Period of Significance, maintaining connections to the commercial development and suburban community evolution that characterized the final phase of Flat Rock's historical development. The 1974 construction date and continued retail use demonstrate the ongoing commercial patterns that resulted from the successful community development established during the historic period.

The Dollar General store at 25702 Gibraltar Road MEETS requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District under application of the 50-year rule. The facility possesses ADEQUATE integrity in the seven aspects and demonstrates SOLID significance under Criterion A for its association with the final phase of commercial development that characterized the culmination of Flat Rock's Late Period of Significance.

This property CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of commercial development from Vreeland's trading post through Ford's Village Industries period to comprehensive suburban retail services. The property demonstrates the successful commercial evolution that enabled Flat Rock's transformation into a complete suburban community capable of providing contemporary retail and commercial services during the final phase of the Late Period of Significance.

This property MEETS National Register standards for contributing resources within historic districts under 50-year rule application and is RECOMMENDED for approval by the State Historic Preservation Office.

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_097_99_0006_002; citing records held by the City of Flat Rock.

Legal Description of Property: 32K1B2 T4S PT OF SW 1/4 SEC 32 T4S R10E BEG N0DEG 29M E 60FT FROM SW COR SEC 32 TH S89DEG 59M E 171FT TH N0DEG 01M W 140FT TH S89DEG 59M E 35.50FT TH N1DEG 05M W 170.60FT TH ALONG CURVE TO LEFT RAD 30FT ARC 46.54FT CHORD BRG N45DEG 32M W 42.02FT TH N89DEG 59M W 169.97FT TH S0DEG 29M W 340.00FT POB 1.47 AC

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Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25730 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0023_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094816		Long: -83.284722		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☒ (Fraternal Organization)	Structure ☐ Object ☐



Architectural Information

Construction Date	1986	
Architectural Style	Contemporary Institutional/Fraternal Lodge Architecture	
Building Form	1-Story rectilinear building	
Roof Form	Low-pitched gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum frames with glass	
Window Type	Modern institutional windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	N/A	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				

Area(s) of Significance	N/A					
Period(s) of Significance	N/A (constructed 1986, outside Late Period of Significance 1920-1975)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	N/A					
Current/Common Name	Masonic Lodge					
Historic/Original Owner	N/A					
Historic Building Use	N/A					
Current Building Use	Fraternal organization meeting hall					

Survey Date	August 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.

The Masonic Lodge at 25730 Gibraltar Road represents contemporary 1980s institutional architecture constructed well outside the Late Period of Significance (1920-1975) that defines the Flat Rock Historical District. Built in 1986, fourteen years after the end of the district's period of significance, this fraternal organization facility exemplifies modern institutional development that occurred as Flat Rock continued to evolve beyond its historic periods into a contemporary suburban community accommodating diverse organizational and social needs.

The building exhibits characteristics typical of 1980s institutional architecture, reflecting the standardized design approaches and construction materials that became prevalent in fraternal and civic organization construction during this period. The single-story form with low-pitched gabled roof represents the conventional institutional building practices that prioritized functional meeting spaces, contemporary construction efficiency, and simplified architectural expression that had no connection to the historical development patterns or architectural traditions associated with Flat Rock's Early Period (1834-1920s) or Late Period (1920-1975) of Significance.

The structure demonstrates building practices and materials commonly employed during the 1980s institutional construction period, representing the continued organizational development that occurred along Gibraltar Road as Flat Rock evolved beyond its historic periods into a modern suburban municipality with diverse civic and fraternal organizations. The building displays architectural elements including brick veneer exterior walls that provide standard institutional appearance and durability, aluminum-framed windows that maximize natural lighting for meeting and social spaces, and low-pitched gabled roof configuration that reflects contemporary institutional design standards entirely disconnected from the community's historic development patterns.

The facility lacks any architectural or historical associations with the significant periods, events, persons, or development patterns that define the Flat Rock Historical District's significance. The 1986 construction date places this building fourteen years beyond the 1975 end of the Late Period of Significance, representing institutional development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community development associated with Michael Vreeland's village establishment or Henry Ford's Village Industries experiment and their subsequent evolution.

Character-defining features of this non-contributing resource include single-story institutional massing typical of 1980s fraternal organization construction, low-pitched gabled roof with contemporary materials and proportions, brick veneer exterior reflecting standard institutional design practices of the 1980s, aluminum-framed windows designed for contemporary institutional lighting requirements, and entrance configuration with modern institutional detailing that represents contemporary organizational facility design rather than historic community or institutional development patterns.

The building represents the type of fraternal and civic organization facility that became common in suburban communities during the 1980s, reflecting contemporary approaches to organizational meeting spaces and social facilities that differ substantially from the community institutions and organizational patterns that characterized Flat Rock during its periods of historical significance. The modern institutional design and construction methods demonstrate no connection to the building traditions, organizational patterns, or community development approaches that distinguished Flat Rock during its Early and Late Periods of Significance.

The building is situated on Gibraltar Road within the boundaries of the Flat Rock Historical District but contributes nothing to the district's historical significance, architectural character, or ability to convey the community's development during the Early and Late Periods of Significance. The 1986 construction date and contemporary institutional character represent modern development that occurred well beyond the historic periods and lacks any association with the significant historical events, patterns, or architectural traditions that justify the district's National Register eligibility.

The property maintains integrity as a 1980s institutional building but possesses no integrity of setting, feeling, or association relative to the historic district's periods of significance. The contemporary institutional character and modern materials create visual contrast within the historic district context while contributing nothing to the understanding or interpretation of Flat Rock's significant historical development from Vreeland's early settlement through Ford's Village Industries experiment to the mature community development of the mid-twentieth century.

History of the Resource

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

The Mason Hall is located at 25730 Gibraltar Road. The property owners are the Flat Rock Temple Association and this facility was built in 1986.[1]

[1] 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_094_99_0023_000; generically citing records held by 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.

The Masonic Lodge at 25730 Gibraltar Road is IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District. This contemporary institutional facility DOES NOT CONTRIBUTE to the district's historical significance, architectural character, or ability to convey the community's development during the Early Period of Significance (1834-1920s) or Late Period of Significance (1920-1975). Built in 1986, fourteen years after the end of the district's period of significance, this property represents modern institutional development that occurred during Flat Rock's contemporary period rather than during the historically significant phases of community evolution.

LACK OF HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity or historical narrative, as it was constructed well beyond the periods of significance and possesses no associations with the significant historical events, development patterns, or architectural traditions that justify the district's National Register eligibility. The 1986 construction date and contemporary fraternal organization character represent modern institutional development that lacks connection to Michael Vreeland's village establishment, Henry Ford's Village Industries experiment, or the subsequent community evolution that defines the district's historical importance.

The building DOES NOT ENHANCE the district's ability to convey the historical development patterns and architectural character associated with Flat Rock's transformation from early agricultural settlement through industrial village development to mid-twentieth-century suburban community. The contemporary institutional architecture and modern construction methods represent standard 1980s fraternal organization design that lacks connection to the community institutions, organizational patterns, or architectural traditions associated with the district's periods of significance.

Criterion A Evaluation: This property DOES NOT POSSESS significance under Criterion A, as it has no association with the significant historical events, development patterns, or community evolution that characterize the Flat Rock Historical District's periods of significance. The 1986 construction date places this building entirely outside the timeframe of historically significant development, while the fraternal lodge use represents contemporary organizational patterns unrelated to the village establishment, industrial development, or mid-twentieth-century community institutions that define the district's historical importance.

Criterion C Evaluation: This property DOES NOT POSSESS significance under Criterion C, as it represents standard 1980s institutional architecture that lacks architectural distinction, innovation, or connection to the building traditions and design evolution that characterize Flat Rock's historic development. The contemporary institutional design and construction materials reflect conventional 1980s fraternal organization building practices rather than the architectural traditions, craftsmanship, or design approaches associated with the district's periods of significance.

INTEGRITY ASSESSMENT FOR NON-CONTRIBUTING STATUS:

Location (Adequate): The property retains its original 1986 construction location but contributes nothing to the historic district's locational integrity or spatial relationships associated with historic development patterns.

Design (Adequate): The building maintains its original contemporary institutional design but this design has no relationship to the architectural character, building traditions, or design evolution associated with the district's periods of significance.

Materials (Adequate): The structure retains its original 1980s institutional materials, but these materials represent contemporary construction practices entirely disconnected from the building materials, construction techniques, and craftsmanship traditions associated with historic development periods.

Workmanship (Adequate): The property exhibits standard 1980s institutional construction workmanship that reflects contemporary building practices rather than the construction techniques, craftsmanship standards, or building traditions associated with the district's historically significant development.

Setting (Poor): The building MODERATELY COMPROMISES the historic district's setting by introducing contemporary institutional architecture that contrasts with the historic community character and development patterns that define the district's significance, though the institutional use is somewhat compatible with community character.

Feeling (Poor): The property DETRACTS from the historic district's feeling by introducing contemporary institutional character that interrupts the historical continuity and architectural harmony associated with the district's periods of significance.

Association (None): The building possesses NO associative integrity with the historic district's periods of significance, historical events, development patterns, or community evolution that justify the district's National Register eligibility.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The Masonic Lodge at 25730 Gibraltar Road DOES NOT MEET requirements for contributing status within the Flat Rock Historical District due to its 1986 construction date falling outside the periods of significance and its lack of association with the historical events, development patterns, or architectural character that define the district's National Register eligibility.

DISTRICT IMPACT STATEMENT: This property DOES NOT CONTRIBUTE to the Flat Rock Historical District's integrity and represents MODERATE VISUAL INTRUSION within the historic district boundaries, though the institutional use provides some compatibility with community character. The property's NON-CONTRIBUTING status DOES NOT COMPROMISE the overall district eligibility, as the district retains sufficient contributing resources to convey its historical significance despite the presence of non-contributing modern development.

SHPO COMPLIANCE CONFIRMATION: This property is CORRECTLY IDENTIFIED as a NON-CONTRIBUTING resource within the Flat Rock Historical District and its inclusion in the district inventory is appropriate for boundary documentation purposes while clearly establishing its lack of contribution to the district's 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_094_99_0023_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25768 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0010_000 Lots 10 & 11 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094777		Long: -83.285194		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1950	
Architectural Style	Ranch/Post-War Suburban Residential	
Building Form	1-Story rectilinear building	
Roof Form	Low-pitched side gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Brick	
Window Materials	Wood frames with trim (possibly some aluminum replacement)	
Window Type	Picture windows with flanking double-hung units	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached garage (integral to design)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1950-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	25768 Gibraltar Road					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	30 August 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.

The residence at 25768 Gibraltar Road represents an excellent example of post-World War II ranch-style architecture that emerged during the mature suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1950, twenty-eight years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the substantial residential development that occurred as Flat Rock evolved from Ford's original compact industrial village into a comprehensive suburban community supporting the post-war economic expansion and the lifestyle expectations of an increasingly prosperous industrial workforce and their families.

The house exhibits distinctive features of early 1950s ranch design that reflect the post-war revolution in American residential architecture, emphasizing horizontal massing, integration with landscape, and informal living patterns that appealed to families seeking modern suburban housing during the post-war economic boom. The single-story form with low-pitched gabled roof and wide overhangs represents the California-influenced ranch style that became synonymous with post-war suburban development throughout the United States, demonstrating how national architectural trends influenced local residential development as Flat Rock participated in broader patterns of suburban growth and prosperity.

The structure demonstrates the building practices and materials commonly employed during the 1950s residential construction period, representing the substantial housing investment that supported Flat Rock's transformation from Ford's industrial village concept to a comprehensive suburban community capable of attracting and retaining middle-class families seeking quality residential environments. The building displays architectural elements including brick veneer exterior walls that provide both durability and visual substance, reflecting the increased construction quality and material prosperity available to industrial workers whose wages and living standards had risen significantly during the post-war economic expansion.

The facility represents the architectural and social evolution from the modest worker housing of the 1920s that had accommodated Ford's Village Industries workforce to the substantial family homes that characterized post-war suburban development, demonstrating the successful long-term prosperity and community stability that resulted from Ford's original industrial investment and the continued economic development that supported Flat Rock's evolution throughout the Late Period of Significance.

Character-defining architectural features include the building's single-story ranch configuration with pronounced horizontal emphasis that creates the ground-hugging profile characteristic of ranch-style design, low-pitched gabled roof with wide overhangs that provide weather protection and visual shelter while emphasizing the horizontal massing, brick veneer exterior walls that demonstrate post-war material prosperity and construction quality, large picture windows with flanking operable units that maximize natural light and visual connection to outdoor spaces, and attached garage integrated into the overall design that demonstrates complete automobile integration into suburban residential planning.

The window system represents a significant character-defining feature, incorporating large picture windows that reflect the 1950s preference for expansive glazing and indoor-outdoor living concepts that influenced post-war residential design. These large windows demonstrate the optimistic, open lifestyle preferences and informal entertaining patterns that ranch houses were specifically designed to accommodate, supporting the suburban family life that became available to Flat Rock's industrial workers during the post-war prosperity period.

The attached garage represents an important architectural and social feature that demonstrates the complete integration of automobile ownership into residential design, reflecting the evolution from Ford's original Village Industries period when workers often walked to employment to the suburban development patterns that assumed multiple car ownership and emphasized automotive convenience and security. The garage integration into the overall house design reflects the sophisticated residential planning that characterized 1950s suburban development.

The building exhibits the horizontal massing and open floor plan concepts that distinguish ranch-style architecture, demonstrating the post-war preference for informal living arrangements and flexible interior spaces that could accommodate changing family needs and contemporary lifestyle patterns. The ranch design philosophy emphasized integration with outdoor spaces and casual entertaining that appealed to families seeking modern alternatives to traditional two-story house forms.

The residence is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing suburban population during the post-war period. The 1950 construction date represents the sustained residential demand that continued throughout the mature phase of the Late Period of Significance, illustrating the long-term success and stability of Flat Rock's industrial economy and its evolution into an established suburban community attracting middle-class families seeking quality residential environments.

The property maintains excellent integrity through the preservation of its original ranch-style architectural elements, horizontal massing, brick veneer exterior, integrated garage design, and large window systems, while the well-maintained suburban lot with mature trees and attractive landscaping demonstrates the established neighborhood character that resulted from successful post-war residential development patterns and continued homeowner investment in quality residential environments.

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, Ray W. Neifert resided at 25768 Gibraltar Road.[1] In 1961, Ray W. Neifert resided at 25768 Gibraltar Road.[2] In 1970, Ray W. Neifert resided at 25768 Gibraltar Road.[3]

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 residence at 25768 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the POST-WAR SUBURBAN RESIDENTIAL DEVELOPMENT that represents the mature and prosperous phase of Flat Rock's Late Period of Significance. Built in 1950, twenty-eight years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL LONG-TERM COMMUNITY EVOLUTION and residential prosperity that resulted from Ford's original industrial investment and the continued economic development that supported Flat Rock's transformation into a comprehensive suburban community attracting middle-class families during the post-war economic expansion.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the POST-WAR SUBURBAN TRANSFORMATION that characterized the mature phase of the Late Period of Significance. The 1950 construction date demonstrates that Flat Rock had evolved into a prosperous suburban community capable of supporting substantial middle-class residential development, illustrating the successful long-term growth that resulted from Ford's Village Industries experiment and the community's continued attractiveness to families seeking quality suburban residential environments during the post-war period.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the modest 1920s worker housing that accommodated Ford's original Village Industries workforce to the substantial ranch-style family homes that characterized post-war suburban prosperity. The ranch-style architecture and suburban amenities show how residential development successfully adapted to changing lifestyle expectations and economic prosperity while maintaining Flat Rock's essential character as a community that balanced industrial employment with quality residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the post-war suburban development patterns that represented the mature and prosperous phase of industrial-driven residential growth during the Late Period of Significance. The 1950 construction date places this residence within the post-World War II suburban expansion that transformed American residential development patterns, demonstrating how established industrial communities like Flat Rock successfully participated in national prosperity trends while maintaining their economic base in manufacturing employment.

The dwelling represents the type of substantial suburban housing that became available as Flat Rock's industrial workers achieved middle-class prosperity during the post-war economic expansion. The ranch-style architecture and suburban amenities evident in the horizontal design, brick veneer construction, integrated garage, and large window systems reflect the increasing affluence and lifestyle expectations that characterized Flat Rock's workforce by 1950, demonstrating the long-term success of the industrial development that had begun with Ford's Village Industries experiment nearly three decades earlier.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the post-war residential expansion area that developed to support Flat Rock's continued industrial operations and suburban population growth. The residence has never been moved and continues to occupy its historic suburban lot configuration, demonstrating the post-war development patterns that extended the community's residential base during the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story ranch massing with horizontal emphasis, low-pitched roof with wide overhangs, and suburban residential form that are

[1] 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.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 546, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

characteristic of 1950s middle-class housing. The fundamental design elements including the roof configuration, window placement, garage integration, and overall architectural composition remain intact and highly recognizable as representative of post-war suburban residential architecture.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including brick veneer exterior, roofing system, window units, and garage elements that contribute authentically to its 1950 appearance and construction methods typical of post-war suburban residential development, though some window updating may have occurred consistent with normal residential maintenance.

Workmanship (EXCELLENT): The property exhibits EXCELLENT integrity of workmanship through the preservation of construction techniques and quality standards representative of 1950s suburban residential construction. The brick veneer construction, roof system with wide overhangs, integrated garage design, and overall building quality reflect the improved construction standards and materials availability that characterized post-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The suburban residential character, mature landscaping, and street relationships continue to demonstrate the post-war expansion patterns that extended Flat Rock's residential development during the prosperous mature phase of the historic period.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1950s suburban residential neighborhood that supported Flat Rock's established industrial economy during the post-war prosperity period. The ranch-style architectural character and attractive suburban presentation effectively communicate the property's historical associations with the mature phase of the community's evolution from industrial village to prosperous suburban municipality.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the post-war residential development patterns that characterized the mature phase of Flat Rock's industrial-driven community growth. The 1950 construction date and continued single-family residential use demonstrate the community's successful evolution into a suburban community attracting middle-class families during the post-war economic expansion.

The residence at 25768 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCELLENT integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the post-war suburban development that represented the mature and prosperous phase of Flat Rock's Late Period of Significance.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through post-war suburban prosperity. The property demonstrates the successful evolution of Flat Rock into a comprehensive suburban community capable of attracting and retaining middle-class families while maintaining its industrial economic foundation during the mature phase of the Late 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25834 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0007_002 Lot 7 & 8 Gordon-Dale Sub (June 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094710		Long: -83.286202		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1939	
Architectural Style	Cape Cod/Tudor Revival	
Building Form	1.5-story rectilinear building	
Roof Form	Side-gabled roof with front-facing dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Sliding/Double-hung sash windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1939-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25834 Gibraltar Road						
Historic/Original Owner	Thomas Charkas/Spoehr Family						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 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 residence at 25834 Gibraltar Road represents an excellent example of late 1930s Cape Cod and Tudor Revival-influenced residential architecture that emerged during the pre-war development phase of Flat Rock's Late Period of Significance. Constructed in 1939, seventeen years after Henry Ford's establishment of the Village Industries Headlamp Plant, this 1.5-story dwelling exemplifies the substantial residential development that occurred as Flat Rock evolved from Ford's original compact industrial village into an expanding suburban community supporting improved worker housing and the growing prosperity of families whose employment stability had been established through nearly two decades of successful industrial operation.

The house exhibits distinctive features of late 1930s residential design that reflect the Tudor Revival and Cape Cod influences popular during this period, demonstrating the architectural sophistication that became available as Flat Rock's residential development matured beyond the modest worker cottages of the 1920s. The 1.5-story form with side-gabled roof and front-facing dormers represents the traditional American residential styles that gained renewed popularity during the 1930s, offering families both architectural distinction and practical upper-level living space within economical building configurations that supported the continuing residential expansion of the established industrial community.

The structure demonstrates the building practices and materials commonly employed during the late 1930s residential construction period, representing the improved housing quality and architectural refinement that became available as Flat Rock's industrial economy stabilized and workers achieved greater prosperity during the pre-war period. The building displays architectural elements including white aluminum siding that provides both traditional residential appearance and durable weather protection, decorative shutters that enhance the Tudor Revival aesthetic while reflecting the period's emphasis on historical architectural references, and front-facing dormers that provide additional living space while creating attractive roofline variation.

The facility represents the architectural and social evolution from the initial 1920s worker housing that had served Ford's Village Industries workforce to the more substantial and stylistically sophisticated family homes that characterized pre-war residential development, demonstrating the successful community maturation and economic stability that resulted from Ford's original industrial investment and the continued residential attractiveness of Flat Rock throughout the 1930s economic challenges and recovery.

Character-defining architectural features include the building's 1.5-story massing with side-gabled roof and front-facing dormers that create both functional living space and attractive traditional residential appearance, white-painted aluminum siding that provides the clean, traditional aesthetic associated with Cape Cod and Tudor Revival styles, double-hung sash windows with decorative shutters that enhance the historical architectural references while providing period-appropriate fenestration, prominent front porch with white painted railings and stairs that creates welcoming entrance sequence and supports community social interaction, and symmetrical facade composition that reflects the Tudor Revival emphasis on balanced, traditional residential design.

The front porch represents a significant character-defining feature, incorporating white painted railings, steps, and supporting elements that create an attractive transition between public street and private residence while reflecting the 1930s preference for traditional residential amenities that supported community social interaction and neighborhood character. The porch design demonstrates the architectural refinement and community-oriented residential planning that characterized Flat Rock's development as it matured beyond the utilitarian worker housing of the earlier industrial period.

The window system features double-hung sash units with decorative shutters that reflect the Tudor Revival influence and the 1930s emphasis on historical architectural references that provided residential character and community identity. The shutters demonstrate both the aesthetic sophistication available during this period and the attention to traditional architectural details that distinguished late 1930s residential development from the more utilitarian housing of the 1920s.

The building includes a detached garage that represents an important accessory structure reflecting the continued integration of automobile ownership into residential planning while maintaining the traditional residential character through appropriate scale and placement. The garage demonstrates the evolution of automotive accommodation from the occasional consideration of the 1920s to the standard residential planning requirement that characterized suburban development by the late 1930s.

The residence is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing residential population during the pre-war period. The 1939 construction date represents the sustained residential development that continued throughout the mature phase of the Late Period of Significance, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers and their families seeking quality housing environments.

The property maintains good integrity through the preservation of its original Cape Cod/Tudor Revival architectural elements, clapboard siding system, dormer configuration, front porch, and traditional residential character, while the well-maintained residential lot with attractive landscaping demonstrates the established neighborhood character that resulted from successful pre-war residential development patterns and continued homeowner investment in quality residential presentation.

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, C.S. Cooke owned lots 7 and 8 in the Gordon-Dale Sub without a residence.[1] In 1939, Thomas Charkas owned lots 7 and 8 in the Gordon-Dale Sub which would later become the location of the residence at 25834 Gibraltar, apparently construction began that fall.[2] In 1942, Nellie Spoehr owned lots 7 and 8 in the Gordon-Dale Sub; and the residence thereon, 25834 Gibraltar.[3] In 1947, Carl Spoehr resided at 25834 Gibraltar Road.[4] In 1950, Carl and Ruth Spoehr resided at 25834 Gibraltar; and Carl Spoehr worked as manager at grocery store.[5] In 1961, Robert Spoehr resided at 25834.[6] In 1970, Robert Spoehr resided at 25834 Gibraltar.[7]

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 residence at 25834 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the PRE-WAR RESIDENTIAL DEVELOPMENT that represents the mature and stable phase of Flat Rock's Late Period of Significance. Built in 1939, seventeen years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL COMMUNITY EVOLUTION and improved residential quality that resulted from Ford's original industrial investment and the continued economic stability that supported Flat Rock's transformation from a utilitarian industrial village into a comprehensive suburban community offering substantial family housing during the pre-war prosperity period.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PRE-WAR RESIDENTIAL MATURATION that characterized the established phase of the Late Period of Significance. The 1939 construction date demonstrates that Flat Rock had evolved into a stable and attractive residential community capable of supporting substantial middle-class housing development, illustrating the successful long-term growth that resulted from Ford's Village Industries experiment and the community's continued appeal to families seeking quality residential environments during the challenging economic conditions of the 1930s.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the modest 1920s worker cottages that accommodated Ford's initial Village Industries workforce to the architecturally sophisticated family homes that characterized pre-war residential development. The Cape Cod/Colonial Revival architectural influences and substantial construction quality show how residential development successfully adapted to changing architectural preferences and improved economic conditions while maintaining Flat Rock's essential character as a community that balanced industrial employment with attractive residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the pre-war residential development patterns that represented the mature and stable phase of industrial-driven community growth during the Late Period of Significance. The 1939 construction date places this residence within the pre-World War II period when established industrial communities like Flat Rock achieved residential stability and architectural sophistication, demonstrating how successful industrial development supported sustained community growth and improved housing quality despite broader economic challenges of the 1930s.

The dwelling represents the type of substantial family housing that became available as Flat Rock's industrial economy achieved stability and workers attained improved prosperity during the late 1930s. The Cape Cod/Colonial Revival architectural influences and quality construction evident in the traditional design elements, clapboard siding, dormer configuration, and front porch amenities reflect the residential sophistication and community stability that characterized Flat Rock's workforce by 1939, demonstrating the long-term success of the industrial development that had begun with Ford's Village Industries experiment nearly two decades earlier.

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the pre-war residential expansion area that developed to support Flat Rock's continued industrial operations and growing

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for C.S Cooke; held by Brownstown Township Historical Society

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Thomas Charkas; held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," paginated, arranged by subdivision; page 362; citing entry for Nellie Spoehr; held by Brownstown Township Historical Society.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, October 1948); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 235, for Carl & Ruth Spoehr; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 24 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban population. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the pre-war development patterns that extended the community's residential base during the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original 1.5-story massing with side-gabled roof and front-facing dormers, Cape Cod/Colonial Revival character, and traditional residential form that are characteristic of late 1930s middle-class housing. The fundamental design elements including the dormer configuration, front porch, window placement, and overall architectural composition remain intact and highly recognizable as representative of pre-war suburban residential architecture.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including aluminum siding, window trim, shutters, porch elements, and roofing materials that contribute authentically to its 1939 appearance and construction methods typical of pre-war residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (EXCELLENT): The property exhibits EXCELLENT integrity of workmanship through the preservation of construction techniques and craftsmanship representative of late 1930s residential construction. The clapboard siding installation, dormer construction, porch carpentry, and overall building quality reflect the improved construction standards and architectural sophistication that characterized pre-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The traditional residential character, mature landscaping, and street relationships continue to demonstrate the pre-war expansion patterns that established Flat Rock's residential neighborhoods during the mature phase of the historic period.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a late 1930s residential neighborhood that supported Flat Rock's established industrial economy during the pre-war stability period. The Cape Cod/Colonial Revival architectural character and traditional residential presentation effectively communicate the property's historical associations with the mature phase of the community's evolution from industrial village to stable suburban municipality.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the pre-war residential development patterns that characterized the stable phase of Flat Rock's industrial-driven community growth. The 1939 construction date and continued single-family residential use demonstrate the community's successful evolution into a residential destination attracting families seeking quality housing during the pre-war period.

The residence at 25834 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCELLENT integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the pre-war residential development that represented the mature and stable phase of Flat Rock's Late Period of Significance.

This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through pre-war suburban stability. The property demonstrates the successful evolution of Flat Rock into a comprehensive residential community capable of attracting and retaining middle-class families while maintaining its industrial economic foundation during the mature phase of the Late Period of Significance.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_094_04_0007_002 Lot 7 & 8 Gordon-Dale Sub (June 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25745 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0001_001 Lot 1 & 2 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094073		Long: -83.284858		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1951
Architectural Style	Ranch/Post-War Suburban Residential
Building Form	1-Story rectilinear building
Roof Form	Low-pitched gabled roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete Crawl
Window Materials	Wood or aluminum frames w/ glass
Window Type	Picture windows w/ flanking units
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and 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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	25745 Gibraltar Road
Historic/Original Owner	Flavel Van Pelt (likely)
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	30 August 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.

The residence at 25745 Gibraltar Road represents an excellent example of early 1950s ranch-style architecture that emerged during the post-war suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1951, twenty-nine years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the continued residential expansion that occurred as Flat Rock evolved from Ford's original compact industrial village into a comprehensive suburban community supporting the post-war economic boom and the modern lifestyle expectations of an increasingly prosperous industrial workforce and their families.

The house exhibits distinctive features of early 1950s ranch design that reflect the post-war revolution in American residential architecture, emphasizing horizontal massing, integration with landscape, and informal living patterns that appealed to families seeking modern suburban housing during the post-war prosperity period. The single-story form with low-pitched gabled roof represents the California-influenced ranch style that became synonymous with post-war suburban development throughout the United States, demonstrating how national architectural trends influenced local residential development as Flat Rock participated in broader patterns of suburban growth and economic expansion.

The structure demonstrates the building practices and materials commonly employed during the early 1950s residential construction period, representing the substantial housing investment that supported Flat Rock's transformation from Ford's industrial village concept to a comprehensive suburban community capable of attracting and retaining middle-class families seeking quality residential environments during the post-war economic boom. The building displays architectural elements including aluminum siding exterior that provides both traditional residential appearance and practical weather protection, large picture windows that maximize natural light and visual connection to outdoor spaces, and low-pitched roof configuration that creates the characteristic horizontal emphasis of ranch-style design.

The facility represents the architectural and social evolution from the pre-war residential development of the late 1930s to the fully modern suburban housing that characterized post-war development, demonstrating the continued prosperity and architectural sophistication that resulted from Ford's original industrial investment and the sustained economic development that supported Flat Rock's evolution throughout the Late Period of Significance into a mature suburban community.

Character-defining architectural features include the building's single-story ranch configuration with pronounced horizontal emphasis that creates the ground-hugging profile characteristic of ranch-style design, low-pitched gabled roof that provides weather protection while emphasizing the horizontal massing, aluminum siding exterior that demonstrates both traditional residential materials and post-war construction quality, large picture windows that reflect the 1950s preference for expansive glazing and indoor-outdoor living concepts, and overall residential composition that demonstrates the informal, modern lifestyle preferences that ranch houses were designed to accommodate.

The window system represents a significant character-defining feature, incorporating large picture windows that reflect the 1950s preference for maximum natural lighting and visual connection to outdoor spaces. These expansive glazed areas demonstrate the optimistic, open lifestyle preferences and informal living patterns that ranch houses were specifically designed to accommodate, supporting the suburban family life that became available to Flat Rock's industrial workers during the post-war prosperity period.

The building exhibits the horizontal massing and simplified architectural forms that distinguish ranch-style architecture, demonstrating the post-war preference for streamlined residential design that emphasized functional efficiency and integration with outdoor spaces. The ranch design philosophy emphasized modern living convenience and informal family interaction that appealed to post-war families seeking alternatives to traditional residential arrangements.

The residence includes a detached garage visible in the background, representing an important accessory structure that demonstrates the complete integration of automobile ownership into suburban residential planning while maintaining appropriate scale relationships with the main dwelling. The garage demonstrates the evolution from Ford's original Village Industries period when workers often utilized alternative transportation to the suburban development patterns that assumed private automobile ownership as a standard residential requirement.

The building is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing suburban population during the post-war period. The 1951 construction date represents the sustained residential demand that continued throughout the mature phase of the Late Period of Significance, illustrating the long-term success and stability of Flat Rock's industrial economy and its evolution into an established suburban community attracting middle-class families seeking modern residential environments.

The property maintains good integrity through the preservation of its original ranch-style architectural elements, horizontal massing, aluminum siding exterior, large window systems, and single-story residential character, while the suburban lot configuration with mature trees demonstrates the established neighborhood character that resulted from successful post-war residential development patterns and continued homeowner investment in quality residential environments.

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 1959, Flavel VanPelt resided at 25745 Gibraltar Rd.[1] In 1931, L. Reynolds owned lots 1 and 2; and in 1939, Charles Brandes owned lots 1 and 2 in the Henry Sheeks Sub, both without a residence.[2] In 1961, Carl S. Bush resided at 25745 Gibraltar Road.[3] In 1970, Robert S. Painter resided at 25745 Gibraltar Road.[4]

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 residence at 25745 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the POST-WAR SUBURBAN RESIDENTIAL DEVELOPMENT that represents the mature and prosperous phase of Flat Rock's Late Period of Significance. Built in 1951, twenty-nine years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL LONG-TERM COMMUNITY EVOLUTION and residential prosperity that resulted from Ford's original industrial investment and the continued economic development that supported Flat Rock's transformation into a comprehensive suburban community attracting middle-class families during the post-war economic expansion.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the POST-WAR SUBURBAN TRANSFORMATION that characterized the mature phase of the Late Period of Significance. The 1951 construction date demonstrates that Flat Rock had evolved into a prosperous suburban community capable of supporting substantial middle-class residential development, illustrating the successful long-term growth that resulted from Ford's Village Industries experiment and the community's continued attractiveness to families seeking quality suburban residential environments during the post-war period.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the modest 1920s worker housing through pre-war residential improvement to the modern ranch-style family homes that characterized post-war suburban prosperity. The ranch-style architecture and modern residential amenities show how residential development successfully adapted to changing lifestyle expectations and post-war prosperity while maintaining Flat Rock's essential character as a community that balanced industrial employment with attractive residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the post-war suburban development patterns that represented the mature and prosperous phase of industrial-driven residential growth during the Late Period of Significance. The 1951 construction date places this residence within the post-World War II suburban expansion that transformed American residential development patterns, demonstrating how established industrial communities like Flat Rock successfully participated in national prosperity trends while maintaining their economic base in manufacturing employment.

The dwelling represents the type of modern suburban housing that became available as Flat Rock's industrial workers achieved middle-class prosperity during the post-war economic expansion. The ranch-style architecture and modern amenities evident in the horizontal design, large windows, and streamlined residential form reflect the increasing affluence and lifestyle expectations that characterized Flat Rock's workforce by 1951, demonstrating the long-term success of the industrial development that had begun with Ford's Village Industries experiment three decades earlier.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the post-war residential expansion area that developed to support Flat Rock's continued industrial operations and suburban population growth. The residence has never been moved and continues to occupy its historic suburban lot configuration, demonstrating the post-war development patterns that extended the community's residential base during the mature phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story ranch massing with horizontal emphasis, low-pitched gabled roof, and modern suburban residential form that are characteristic of

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1960**); for Gibraltar Rd.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for L. Reynolds; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Charles Brandes[+]; held by Brownstown Township Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library."

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

early 1950s middle-class housing. The fundamental design elements including the roof configuration, window placement, and overall architectural composition remain intact and highly recognizable as representative of post-war suburban residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including aluminum siding exterior, roofing system, and window units that contribute to its 1951 appearance and construction methods typical of post-war suburban residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and quality standards representative of early 1950s suburban residential construction. The aluminum siding installation, roof system, and overall building quality reflect the construction standards and materials availability that characterized post-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The suburban residential character, mature landscaping, and street relationships continue to demonstrate the post-war expansion patterns that extended Flat Rock's residential development during the prosperous mature phase of the historic period.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of an early 1950s suburban residential neighborhood that supported Flat Rock's established industrial economy during the post-war prosperity period. The ranch-style architectural character and modern suburban presentation effectively communicate the property's historical associations with the mature phase of the community's evolution from industrial village to prosperous suburban municipality.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the post-war residential development patterns that characterized the mature phase of Flat Rock's industrial-driven community growth. The 1951 construction date and continued single-family residential use demonstrate the community's successful evolution into a suburban community attracting middle-class families during the post-war economic expansion.

The residence at 25745 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the post-war suburban development that represented the mature and prosperous phase of Flat Rock's Late Period of Significance.

This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through post-war suburban prosperity. The property demonstrates the successful evolution of Flat Rock into a comprehensive suburban community capable of attracting and retaining middle-class families while maintaining its industrial economic foundation during the mature phase of the Late Period of Significance.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_138_03_0001_001 Lot 1 & 2 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25763 Gibraltar [1006 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0002_003, Lot 2 & 3 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094059		Long: -83.285063		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1924	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-story rectilinear building	
Roof Form	Gabled roof w/ prominent front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding w/ stone&brick veneer	
Foundation Materials	Concrete or masonry	
Window Materials	Wood frames with trim	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25763 Gibraltar Road						
Historic/Original Owner	Clarence & Hazel Brown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown (possibly catalog kit home)						
Builder/Contractor	Clarence Brown Likely						

Survey Date	30 August 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.

The residence at 25763 Gibraltar Road represents an excellent example of early 1920s Craftsman Bungalow and American Foursquare-influenced residential architecture constructed during the foundational phase of Flat Rock's Late Period of Significance. Built in 1924, just two years after Henry Ford's establishment of the Village Industries Headlamp Plant and one year after production commenced, this 1.5-story dwelling exemplifies the immediate residential response to the industrial opportunities that transformed Flat Rock from Michael Vreeland's agricultural village into a planned industrial community supporting Ford's experimental approach to decentralized manufacturing combined with rural community living.

The house exhibits distinctive features of 1920s vernacular residential design that reflect both Craftsman Bungalow and American Foursquare influences popular during the period, demonstrating the practical yet stylish residential architecture that emerged to accommodate Ford's target workforce of farmers, craftsmen, and unemployed individuals from rural communities who were encouraged to maintain permanent residency while continuing agricultural pursuits. The 1.5-story form with prominent front-facing dormer represents the economical building practices that maximized living space within modest construction budgets while providing the architectural interest and functional upper-level accommodations necessary for growing families in the expanding industrial community.

The structure demonstrates the building practices and materials commonly employed during the 1920s construction boom that accompanied Ford's industrial development, representing the rapid residential expansion that supported the Headlamp Plant's workforce requirements and Ford's vision of stable, community-centered industrial employment. The building displays architectural elements including aluminum siding that reflects both the continued availability of local timber resources from the area's earlier sawmill operations and the practical aesthetic sensibilities appropriate for a working-class community committed to permanent residential investment rather than temporary industrial housing.

The facility represents the architectural foundation of residential development that would continue throughout the Late Period of Significance, demonstrating how Ford's Village Industries experiment established the residential patterns that would support decades of continued community growth and development. The 1924 construction date places this dwelling within the critical formative years when Ford's experimental approach to industrial development required immediate housing solutions for the workforce that formed the foundation of the Village Industries program.

Character-defining architectural features include the building's 1.5-story massing with prominent front-facing dormer that provides both architectural distinction and functional upper-level living space, aluminum siding exterior that demonstrates the practical building materials and construction approaches typical worker housing, double-hung sash windows arranged in a functional fenestration pattern that prioritizes natural light and cross-ventilation, elevated foundation with front steps providing necessary drainage and entrance access, and overall residential composition that reflects the balance between economy and livability that characterized Ford's Village Industries worker housing.

The front-facing dormer represents a significant character-defining feature that demonstrates both the architectural sophistication possible within economical construction parameters and the practical need for upper-level living space that could accommodate families committed to long-term residence rather than temporary industrial employment. The dormer configuration reflects the Craftsman and American Foursquare influences that provided architectural character while maintaining the straightforward construction approaches necessary for rapid residential development.

The elevated foundation and front steps demonstrate the practical construction considerations necessary for the local site conditions while creating the proper residential character that distinguished permanent community housing from temporary worker accommodations. This foundation treatment reflects the substantial construction standards that Ford's Village Industries program required to support the long-term residential stability that was central to the experimental industrial community concept.

The building exhibits the functional room arrangement and practical design approaches that characterized 1920s worker housing designed to accommodate families seeking both industrial employment and continued agricultural activities.

The residence includes a detached garage that represents an important accessory structure reflecting the growing importance of automobile ownership during the 1920s and the transition from the pedestrian-oriented village that Vreeland had established to the automobile-conscious community that emerged during Ford's industrial development period.

The building is situated on Gibraltar Road within the residential area that developed immediately adjacent to Ford's industrial operations, maintaining the essential spatial relationships that demonstrate the planned nature of the community's industrial and residential development during the foundational years of the Late Period of Significance.

The property maintains good integrity through the preservation of its original 1920s architectural elements, dormer configuration, aluminum siding system, and residential character, while the residential lot with mature trees demonstrates the long-term occupancy patterns and community investment that Ford sought to encourage through his residency requirements and emphasis on permanent settlement rather than transient industrial employment.

This one and a half-story, single-family fame residence with matching double car garage is situated on Lot 3 & 4 in the Henry Sheeks Subdivision and in 1941, the address was 25763 Gibraltar St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

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 1925, Clarence Brown owned lot 3 & 4 in the Henry Sheeks Sub; and the residence thereon.[2] In 1930, Clarence & Dexie Brown were living at 1006 Erie St. [Gibraltar], and Clarence was employed as a Excavation Contractor.[3] In 1939, Clarence Brown was living at 25763 Gibraltar.[4] In 1939, Hazel Doda and family were living at 25763 Gibraltar.[5] In 1939, James and Mattie Hall were living at 25763 Gibraltar.[6] In 1950, Clarence and Hazel Brown resided at 25763 Gibraltar; and Clarence Brown worked as crane operator at excavating.[7] In 1961, Clarence Brown resided at 25763 Gibraltar Road.[8] In 1970, Clarence Brown resided at 25763 Gibraltar Road.[9]

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 residence at 25763 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the EARLY INDUSTRIAL RESIDENTIAL DEVELOPMENT that represents the foundational phase of Flat Rock's Late Period of Significance. Built in 1924, just two years after Ford's Village Industries establishment, this property demonstrates the IMMEDIATE RESIDENTIAL RESPONSE to industrial opportunity and embodies the housing solutions that enabled the success of Ford's experimental approach to decentralized manufacturing combined with rural community development.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a CRITICAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FOUNDATIONAL RESIDENTIAL DEVELOPMENT that characterized the initial phase of the Late Period of Significance. The 1924 construction date places this dwelling within the immediate implementation period of Ford's Village Industries experiment, demonstrating the housing solutions that enabled workers to meet the six-month residency requirement while maintaining the agricultural activities that Ford encouraged as part of his vision for balanced industrial and rural living.

The dwelling is ESSENTIAL to the district's ability to demonstrate the IMMEDIATE IMPLEMENTATION of Ford's revolutionary industrial village concept and the rapid residential development that occurred when industrial opportunity met community planning within the framework of planned industrial development. The Craftsman Bungalow/American Foursquare architectural influences and practical residential design show how housing solutions responded to the specific needs of Ford's workforce while maintaining community-centered values that distinguished Village Industries from traditional industrial development patterns.

Criterion A Evaluation: This property possesses EXCEPTIONAL significance under Criterion A for its direct association with Henry Ford's Village Industries experiment that represented a revolutionary approach to American industrial development and worker housing during the 1920s. The 1924 construction date places this residence within the immediate implementation period of Ford's program, demonstrating the housing solutions that enabled workers to establish the permanent community relationships that were central to the Village Industries concept.

The dwelling represents the type of permanent, community-centered housing that distinguished Ford's Village Industries approach from temporary worker camps or company towns, embodying Ford's commitment to creating stable communities that would attract and retain the specific demographic he sought: farmers and craftsmen who could integrate industrial employment with continued agricultural pursuits. The architectural quality and substantial construction evident in the 1.5-story form and dormer design reflect Ford's understanding that successful industrial development required attractive, permanent housing that would encourage long-term community investment and family stability.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area developed immediately to support Ford's Headlamp Plant operations. The residence has never been

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged by subdivision citing page 94; citing entry for Clarence Brown; held by Brownstown Township Historical Society

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 63, family 74, for Clarence & Dexie Brown ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 444 of 1148; United States. National Archives and Records Administration.

[4] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 320, for Clarence & Hazel Brown ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

moved and continues to occupy its historic lot configuration, maintaining the essential spatial relationships that demonstrate the planned nature of Ford's Village Industries community development.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original 1.5-story massing with prominent front-facing dormer, Craftsman Bungalow/American Foursquare character, and residential form that are characteristic of 1920s worker housing designed to meet Ford's Village Industries requirements. The fundamental design elements including the dormer configuration, window placement, and overall composition remain intact and highly recognizable as representative of the immediate residential response to Ford's industrial development.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including aluminum siding, window trim, and roofing materials that contribute authentically to the property's 1924 appearance and construction methods typical of Ford's Village Industries period residential development.

Workmanship (GOOD): The property exhibits SOLID integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1920s residential building practices that supported Ford's Village Industries workforce housing requirements. The dormer construction, siding installation, and overall building quality reflect the construction standards necessary for permanent residential development rather than temporary worker accommodations.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road neighborhood, surrounded by other contributing properties from the Ford Village Industries period and later phases of the Late Period of Significance. The residential character and spatial relationships continue to demonstrate the planned nature of the community development that accompanied Ford's industrial establishment.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1920s industrial village residence that supported Ford's Village Industries experiment during the foundational years of the Late Period of Significance. The practical yet distinctive architectural character effectively communicates the property's historical associations with Ford's revolutionary approach to industrial community development.

Association (EXCELLENT): The residence possesses EXCEPTIONAL integrity of association with the Late Period of Significance, maintaining clear and direct connections to Ford's Village Industries establishment and the residential development patterns that enabled the program's success. The 1924 construction date and architectural characteristics demonstrate the immediate residential response that supported Ford's experimental approach to decentralized industrial development.

The residence at 25763 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates EXCEPTIONAL significance under Criterion A for its direct association with Ford's Village Industries experiment that revolutionized American industrial development and community planning during the 1920s.

This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the foundational narrative of Ford's Village Industries establishment and the immediate residential development that enabled the program's success. The property demonstrates the housing solutions that distinguished Ford's approach from traditional industrial development and supported the creation of a permanent, community-centered industrial village.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_138_03_0002_003, Lot 2 & 3 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25811 Gibraltar Road [926 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0048_001, Lot 48 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094057		Long: -83.285798		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1927, major renovation 2018
Architectural Style	Cape Cod/Colonial Revival (substantially altered 2018)
Building Form	1.5-story house rectilinear building
Roof Form	Side-gabled roof w/ front-facing dormers
Roof Materials	Modern asphalt shingles (2018)
Exterior Wall Materials	Modern siding and trim (2018 renovation)
Foundation Materials	Concrete (possibly updated)
Window Materials	Vinyl Replacement
Window Type	Modern double-hung and picture windows with shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	Modern detached garage addition

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A (integrity compromised by extensive 2018 alterations)
Period(s) of Significance	N/A (no longer retains historic character due to modern alterations)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☐ Design ☐ Materials ☐ Workmanship ☐ Setting ☐ Feeling ☐ Association ☐	
General Integrity:	Intact ☐ Altered ☒ Date(s): 2018 (extensive renovation)
Current/Common Name	25811 Gibraltar Road
Historic/Original Owner	Clarence & Hazel Brown
Current Building Use	Single-family residence
HIsotric Building Use	Single-family residence
Architect/Engineer/Designer	Unknown (original); Modern renovation architect unknown

Survey Date	30 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.

This 1927 residence is a 1.5-story dwelling that underwent major renovation in 2018, situated at 25811 Gibraltar Road in Flat Rock. The building exhibits contemporary Cape Cod styling resulting from extensive 2018 renovations that fundamentally altered its historic character, making it a non-contributing resource within the historic district despite its 1927 construction date.

The house displays a rectangular footprint with side-gabled roof form creating 1.5-story massing. Two symmetrically-placed gable dormers project from the front roof slope, providing upper-story living space. The roof is covered with asphalt shingles in gray tones appearing to be recent installation. A prominent brick chimney rises from the center of the structure, constructed of dark brick with decorative cap.

The exterior walls are clad in vinyl siding in light gray or blue-gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The contemporary vinyl siding installation represents 2018 renovation work. Dark blue or navy decorative shutters flank windows throughout, creating color contrast and contemporary Colonial Revival aesthetic. The foundation is constructed of concrete block.

The front facade displays symmetrical organization characteristic of Cape Cod design. A central entry door is flanked by symmetrically-arranged window openings. The entry features contemporary door with decorative wreath. Window openings consist of vinyl-frame double-hung replacement units with dark blue shutters, representing 2018 renovation work. A large picture window occupies the left side, likely representing contemporary window installation or enlargement. The dormers feature single windows with matching shutters.

A one-story wing or addition extends from the left side with its own gable roof, appearing to be contemporary construction or substantial renovation from 2018. This wing features light-colored siding matching the main block.

The property occupies a corner lot on Gibraltar Road. The lawn is maintained in excellent condition with thick turf. White decorative elements line the foundation, appearing to be seasonal or contemporary landscape features. Foundation plantings include ornamental elements. A concrete driveway extends along the property. A detached garage is located on the back lot. Mature trees provide background landscaping.

Character-defining features include 1.5-story form with side-gabled roof, two symmetrical gable dormers, light gray vinyl siding from 2018 renovation, dark brick chimney with decorative cap, vinyl-frame double-hung replacement windows with dark blue decorative shutters, contemporary picture window, one-story side wing, concrete block foundation, symmetrical facade organization, and detached garage on back 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 1930, Lawrence & Lea Griffith were living at 926 Erie St. [Gibraltar], and Lawrence was employed as a Retail Merchant for Meats.[1] In 1931, L. Griffith owned lot 48; and in 1939, John R. Howley owned lot 48 in in the Henry Sheeks Sub.[2] In 1940, John and Caroline Howley and family were living at 25811 Gibraltar Road, John was employed as a salesman for an oil refinery.[3] In 1950, Clarence and Hazel Brown resided at 25811 Gibraltar; and Clarence Brown worked as crane operator at excavating.[4]

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 **Non-Contributing to the Flat Rock Historical District**. Although the dwelling was constructed in 1927 within the district's period of significance, the major 2018 renovation fundamentally altered the property's historic character, materials, and design, resulting in loss of integrity that precludes contributing status.

Integrity Assessment: The property retains integrity only in location and setting. Location integrity is complete with the dwelling remaining on original site since 1927 construction. Design integrity has been compromised through 2018

[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 62, family 73, for Lawrence & Lea Griffith ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-F4?cat=1036363&i=443&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 444 of 1148; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for L. Griffith; held by Brownstown Township Historical Society; **ALSO**; Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for John R. Howley; held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, popular Mon schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 18B, dwelling 354, for John & Caroline Howley and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZV?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27July 2025), FHL# 005461710, Image 39 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 320, for Clarence & Hazel Brown ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 52 of 58; United States. National Archives and Records Administration.

renovations that altered window configurations, added or modified wings, and changed the overall architectural expression. Materials integrity has been lost through comprehensive replacement of exterior siding, windows, and likely roofing during 2018 renovation. Workmanship integrity has been lost as 2018 renovation replaced historic materials and finishes with contemporary products. Setting integrity is maintained within residential neighborhood context. Feeling integrity has been lost as the property now conveys contemporary residential character rather than 1927 historic character. Association integrity has been compromised as extensive alterations diminish the property's connection to its 1927 origins and the district's historical periods.

Non-Contributing Status Justification: The 2018 major renovation fundamentally altered this 1927 dwelling's historic character through comprehensive material replacement and design modifications. The installation of contemporary vinyl siding, replacement windows throughout, updated trim and details, possible window enlargement or reconfiguration, and contemporary finishes have created a dwelling that no longer conveys 1927 architectural character or 20th century historic residential design. While the basic form and dormers may reflect the original configuration, the loss of historic materials and the introduction of contemporary elements mean the property does not contribute to understanding residential development during the district's 1834-1975 period of significance. The property represents contemporary residential renovation rather than historic residential architecture, and does not retain sufficient integrity to convey its 1927 origins or contribute to the district's significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. Although originally constructed in 1927 within the district's period of significance, the 2018 major renovation fundamentally altered the property's historic character. Comprehensive material replacement including vinyl siding installation eliminated historic exterior wall materials. Vinyl replacement windows throughout removed original fenestration. Contemporary trim, details, and finishes replaced historic elements. Possible window reconfiguration or enlargement altered historic openings. Contemporary Cape Cod aesthetic replaced 1927 architectural character. The property now conveys 2018 renovation character rather than 1927 historic residential design. Loss of integrity in design, materials, workmanship, feeling, and association precludes contributing status. The property does not retain sufficient integrity to contribute to understanding 1920s residential development, pre-Depression construction, or 20th century architectural evolution in the Flat Rock Historical District. As a non-contributing resource, the property does not diminish the district's overall integrity but represents contemporary alteration outside 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0048_001 Lot 48 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25825 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0049_001 Lot 49 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094053		Long: -83.285981		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1938	
Architectural Style	Minimal Traditional/Depression-Era Cottage	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gabled roof with front-facing gable element	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Wood or aluminum frames with trim and shutters	
Window Type	Double-hung sash windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1938-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Sidiing/Windows	Moved ☐	Date(s):			
Current/Common Name	25825 Gibraltar Road						
Historic/Original Owner	Russell Gamble						
Historic Building Use	Single-family residence						
Builder	Russell Gamble						

Survey Date	30 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 residence at 25825 Gibraltar Road represents an excellent example of late 1930s Minimal Traditional and Depression-era cottage architecture that emerged during the pre-war development phase of Flat Rock's Late Period of Significance. Constructed in 1938, sixteen years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the modest yet well-constructed residential development that occurred as Flat Rock evolved from Ford's initial industrial village concept into an established suburban community supporting improved worker housing and the gradual economic recovery that characterized the late Depression period.

The house exhibits distinctive features of late 1930s residential design that reflect the Minimal Traditional and cottage styles popular during this period, demonstrating the practical residential architecture that became available as Flat Rock's residential development matured beyond the initial 1920s worker housing while adapting to the economic constraints and building practices of the Depression era. The single-story form with side-gabled roof and front-facing gable element represents the economical building practices that provided comfortable family housing within modest construction budgets while maintaining the architectural character necessary for established residential neighborhoods.

The structure demonstrates the building practices and materials commonly employed during the late 1930s residential construction period, representing the continued residential development that supported Flat Rock's transformation into a stable suburban community despite the broader economic challenges of the Depression era. The building displays architectural elements including wood siding that provides both traditional residential appearance and practical weather protection, decorative shutters that enhance the cottage aesthetic while reflecting the period's emphasis on residential character and community appeal, and front-facing gable that creates architectural interest while providing functional interior space arrangement.

The facility represents the architectural and social evolution from the utilitarian worker housing of the 1920s to the more refined residential development that characterized pre-war community growth, demonstrating the successful community maturation and economic stability that resulted from Ford's original industrial investment and the continued residential attractiveness of Flat Rock throughout the challenging economic conditions of the 1930s.

Character-defining architectural features include the building's single-story cottage massing with side-gabled roof configuration that creates the modest residential scale appropriate for Depression-era family housing, front-facing gable element that provides architectural distinction and functional interior arrangement, vinyl siding exterior that demonstrates both traditional residential materials and practical construction approaches, double-hung sash windows with decorative shutters that enhance the cottage character while providing period-appropriate fenestration, and front porch or entrance configuration that creates welcoming residential appearance and supports community neighborhood character.

The cottage design represents the architectural approach that provided attractive, affordable family housing during the economic constraints of the late 1930s, demonstrating how residential development successfully adapted to economic challenges while maintaining the community character and architectural quality that distinguished Flat Rock as an established residential destination rather than a temporary industrial settlement.

The decorative shutters and cottage detailing demonstrate the attention to residential character and architectural appeal that characterized late 1930s development in Flat Rock, reflecting the community's evolution from utilitarian worker housing to neighborhoods that provided attractive residential environments for families seeking long-term community investment and home ownership opportunities.

The building exhibits the practical room arrangement and economical construction approaches that characterized Depression-era residential development designed to provide comfortable family housing within economic constraints while maintaining the architectural character necessary for established suburban neighborhoods.

The residence includes a detached garage that represents an important accessory structure reflecting the continued integration of automobile ownership into residential planning during the late 1930s, demonstrating the evolution of suburban living patterns that assumed private transportation while maintaining appropriate scale relationships with residential development.

The building is situated on Gibraltar Road within the expanded residential area that developed to support Flat Rock's continued industrial operations and growing residential population during the pre-war period. The 1938 construction date represents the sustained residential development that continued throughout the challenging economic conditions of the late 1930s, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers and their families seeking quality housing environments despite broader economic difficulties.

The property maintains good integrity through the preservation of its original cottage architectural elements, wood siding system, gable configuration, and residential character, while the well-maintained residential lot with mature landscaping demonstrates the established neighborhood character that resulted from continued residential investment and community development during the pre-war phase of the Late Period of Significance.

This one and a half-story, single-family frame residence is situated on Lot 49 in the Henry Sheeks Subdivision in the Village of Flat Rock and in 1941, the address was 25825 Gibraltar Rd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

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.

Russell Gamble owned lot 49 of the Henry Sheeks Subdivision in 1941; the tax roll notes that the house had just been completed.[2] In 1939, Russell and Helen Gamble and family resided at 25825 Gibraltar Road.[3] In 1950, Carl and Ann Shertzer and family resided at 25825 Gibraltar; Carl Shertzer worked as watchmaker and operator at a jewelry store.[4] In 1963, Raymond C. Campbell resided at 25825 Gibraltar.[5] In 1970, Raymond C. Campbell resided at 25825 Gibraltar.[6]

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 residence at 25825 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the PRE-WAR RESIDENTIAL DEVELOPMENT that represents the mature and stable phase of Flat Rock's Late Period of Significance during the challenging economic conditions of the late 1930s. Built in 1938, sixteen years after Ford's Village Industries establishment, this property demonstrates the CONTINUED COMMUNITY STABILITY and residential development that resulted from Ford's original industrial investment and the ongoing attractiveness of Flat Rock as a residential destination despite the broader economic constraints of the Depression era.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PRE-WAR RESIDENTIAL CONTINUITY that characterized the established phase of the Late Period of Significance. The 1938 construction date demonstrates that Flat Rock had evolved into a stable residential community capable of supporting continued housing development even during the economic challenges of the late Depression period, illustrating the successful long-term community foundation that resulted from Ford's Village Industries experiment and the community's resilience during difficult economic circumstances.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through the continued development that sustained the community during the economic challenges of the 1930s to the post-war suburban expansion. The Minimal Traditional/cottage architectural style and practical construction quality show how residential development successfully adapted to economic constraints while maintaining community character and providing attractive housing options for families committed to long-term residence in Flat Rock.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the pre-war residential development patterns that demonstrated the stability and resilience of Flat Rock's community during the challenging economic conditions of the late 1930s. The 1938 construction date places this residence within the period when established industrial communities faced significant economic pressures, yet Flat Rock continued to attract residential investment and family commitment, demonstrating the successful foundation established through Ford's Village Industries experiment and the community's evolution into a stable residential destination.

The dwelling represents the type of practical yet attractive family housing that remained available during the economic constraints of the late 1930s, demonstrating how Flat Rock's residential development successfully adapted to changing economic conditions while maintaining the community character that distinguished it from temporary industrial settlements. The cottage architectural style and quality construction reflect the community's continued commitment to providing attractive residential environments despite broader economic challenges.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the pre-war residential expansion area that developed to support Flat Rock's continued community growth during the late 1930s. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the pre-war development patterns that sustained the community during challenging economic conditions.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story cottage massing with side-gabled roof and front-facing gable element, Minimal Traditional character, and residential form that are characteristic of

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 203, for Russell Gamble; original records held by Brownstown Township Historical Society.

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

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 292, for Carl & Ann Shertzer and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

late 1930s family housing. The fundamental design elements including the gable configuration, window placement, and overall architectural composition remain intact and highly recognizable as representative of pre-war residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including wood siding exterior, window trim, shutters, and roofing materials that contribute to its 1938 appearance and construction methods typical of pre-war residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and craftsmanship representative of late 1930s residential construction. The wood siding installation, gable construction, and overall building quality reflect the construction standards and practical building approaches that characterized Depression-era residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The residential character, mature landscaping, and street relationships continue to demonstrate the pre-war development patterns that established Flat Rock's residential neighborhoods during the challenging economic conditions of the late 1930s.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a late 1930s residential neighborhood that supported Flat Rock's established community during the pre-war stability period despite broader economic challenges. The cottage architectural character and modest residential presentation effectively communicate the property's historical associations with the community's resilience and continued development during the final years of the Depression era.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the pre-war residential development patterns that demonstrated Flat Rock's stability and community resilience during the challenging economic conditions of the late 1930s. The 1938 construction date and continued single-family residential use demonstrate the community's successful maintenance of residential attractiveness and family commitment during difficult economic circumstances.

The residence at 25825 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the pre-war residential development that demonstrated the stability and resilience of Flat Rock's community during the challenging economic conditions of the late 1930s.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development throughout the challenging economic conditions of the 1930s. The property demonstrates the successful evolution of Flat Rock into a resilient residential community capable of maintaining attractive housing development and family commitment despite broader economic difficulties during the pre-war phase of the Late 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0049_001 Lot 49 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25835 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0050_001 Lot 50 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094080		Long: -83.286166		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditional/Pre-War Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled roof configuration	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding with trim	
Foundation Materials	Concrete	
Window Materials	Wood or aluminum frames with glass	
	Large picture window and double-hung sash units	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage (visible in background)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	25835 Gibraltar Road					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	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 residence at 25835 Gibraltar Road represents an excellent example of 1940 Minimal Traditional and pre-war cottage architecture that emerged during the transitional development phase of Flat Rock's Late Period of Significance. Constructed in 1940, eighteen years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the continued residential development that occurred as Flat Rock evolved from its Depression-era stability into the pre-war period that would soon transition to wartime production and post-war suburban expansion, representing a crucial bridge between the community's established residential character and the dramatic changes that would follow World War II.

The house exhibits distinctive features of 1940 residential design that reflect the Minimal Traditional style popular during this transitional period, demonstrating the practical yet comfortable residential architecture that became available as Flat Rock's residential development continued to mature while adapting to the changing economic and social conditions that preceded America's entry into World War II. The single-story form with side-gabled roof represents the economical building practices that provided attractive family housing while incorporating design elements that would influence post-war residential development, including larger windows and more open interior arrangements.

The structure demonstrates the building practices and materials commonly employed during the 1940 residential construction period, representing the continued residential development that supported Flat Rock's evolution into a stable suburban community on the threshold of the dramatic changes that would accompany wartime production and post-war economic expansion. The building displays architectural elements including vinyl over original wood siding that provides both traditional residential appearance and practical construction efficiency, large picture windows that anticipate the post-war preference for maximum natural lighting and indoor-outdoor living concepts, and simplified architectural details that reflect both economic efficiency and the streamlined aesthetic preferences that would characterize wartime and post-war residential design.

The facility represents the architectural and social bridge from the pre-war residential development of the late 1930s to the post-war suburban housing that would characterize the 1950s, demonstrating the community evolution and residential sophistication that resulted from Ford's original industrial investment and the continued economic development that positioned Flat Rock for successful participation in the wartime production efforts and subsequent post-war prosperity.

Character-defining architectural features include the building's single-story cottage massing with side-gabled roof configuration that creates the modest residential scale characteristic of pre-war family housing, vinyl siding exterior that demonstrates both traditional residential materials and practical construction approaches, large picture window that anticipates post-war residential design preferences for maximum natural lighting and visual connection to outdoor spaces, simplified architectural details that reflect the streamlined aesthetic approaches that would influence wartime and post-war residential development, and overall residential composition that demonstrates the transitional character between pre-war and post-war residential design philosophies.

The large picture window represents a significant character-defining feature that demonstrates the architectural transition occurring in 1940, incorporating design elements that would become standard in post-war residential development while maintaining the practical construction approaches and modest scale that characterized pre-war housing. This window configuration reflects the evolving lifestyle preferences and improved economic conditions that enabled families to invest in enhanced residential amenities while maintaining the economical construction practices necessary during the transitional pre-war period.

The simplified architectural details and streamlined residential form demonstrate the design approaches that would influence wartime construction constraints and post-war suburban development, reflecting the practical aesthetic preferences that emphasized functional efficiency while maintaining residential character and community appeal.

The building exhibits the functional room arrangement and practical design approaches that characterized transitional pre-war residential development designed to accommodate changing family needs and lifestyle expectations while maintaining the economical construction practices that ensured continued residential development during the uncertain economic and political conditions of 1940.

The residence includes a detached garage visible in the background, representing an important accessory structure that demonstrates the standard integration of automobile ownership into residential planning by 1940, reflecting the complete acceptance of private transportation as a residential requirement and the suburban development patterns that would characterize post-war community expansion.

The building is situated on Gibraltar Road within the established residential area that continued to develop during the transitional pre-war period. The 1940 construction date represents the continued residential investment that sustained Flat Rock's community growth during the uncertain conditions preceding America's entry into World War II, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers and their

families seeking quality housing environments during the transitional period between Depression recovery and wartime mobilization.

The property maintains good integrity through the preservation of its original 1940 architectural elements, side-gabled roof, vinyl over original wood siding system, large picture window, and residential character, while the well-maintained residential lot demonstrates the established neighborhood character that provided the foundation for successful transition through wartime changes to post-war suburban expansion 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.

In 1930 and 1939 Mrs. Myra Taylor owned lot 50 in the Henry Sheeks Sub.[1] In 1953, Zelphia Blanchard resided at 25835 Gibraltar Road.[2] In 1963, Zelphia Blanchard resided at 25835 Gibraltar Road.[3] In 1970, George L. Armstrong resided at 25835 Gibraltar Road.[4]

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 residence at 25835 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the PRE-WAR TRANSITIONAL RESIDENTIAL DEVELOPMENT that represents a crucial bridge between Flat Rock's established community character and the dramatic changes of the wartime and post-war periods during the Late Period of Significance. Built in 1940, eighteen years after Ford's Village Industries establishment, this property demonstrates the CONTINUED COMMUNITY STABILITY and residential development that positioned Flat Rock for successful transition through wartime production to post-war suburban expansion.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the PRE-WAR TRANSITIONAL DEVELOPMENT that characterized the crucial period between Depression-era stability and wartime mobilization during the Late Period of Significance. The 1940 construction date demonstrates that Flat Rock had evolved into a resilient residential community capable of continued housing development despite the uncertain economic and political conditions preceding America's entry into World War II, illustrating the successful community foundation that would support the dramatic changes of the wartime and post-war periods.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through Depression-era stability to the transitional pre-war development that would bridge to post-war suburban expansion. The Minimal Traditional architectural style and transitional design elements show how residential development successfully evolved to meet changing family needs and lifestyle expectations while maintaining community character and preparing for the significant changes that would accompany wartime and post-war development.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the pre-war transitional residential development patterns that demonstrated Flat Rock's continued stability and positioned the community for successful adaptation to the dramatic changes of the wartime and post-war periods. The 1940 construction date places this residence at a crucial transitional moment when established industrial communities faced uncertain conditions yet continued to attract residential investment, demonstrating the successful foundation established through Ford's Village Industries experiment and the community's resilience during changing economic and political circumstances.

The dwelling represents the type of transitional family housing that bridged pre-war and post-war residential design approaches, demonstrating how Flat Rock's residential development successfully incorporated evolving architectural preferences and lifestyle expectations while maintaining the community character that distinguished it as a stable residential

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Myra Taylor; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Mrs. Myra Taylor; held by Brownstown Township Historical Society.

[2] 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

destination. The architectural elements that anticipate post-war design preferences reflect the community's continued evolution and adaptation to changing conditions.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the established residential area that continued development during the transitional pre-war period. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the pre-war development patterns that provided the foundation for successful transition through wartime to post-war suburban expansion.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story cottage massing with side-gabled roof, Minimal Traditional character, and transitional residential form that are characteristic of 1940 family housing. The fundamental design elements including the roof configuration, window placement including the large picture window, and overall architectural composition remain intact and highly recognizable as representative of pre-war transitional residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including window systems, and roofing materials that contribute to its 1940 appearance and construction methods typical of pre-war transitional residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1940 residential construction. The vinyl over wood siding installation, window installation including the large picture window, and overall building quality reflect the construction standards and evolving building approaches that characterized pre-war transitional residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The residential character, mature landscaping, and street relationships continue to demonstrate the pre-war transitional development patterns that provided the foundation for successful evolution through wartime to post-war suburban expansion.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1940 transitional residential neighborhood that supported Flat Rock's established community during the crucial pre-war period. The cottage architectural character with transitional design elements effectively communicates the property's historical associations with the community's evolution and preparation for the significant changes of the wartime and post-war periods.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the pre-war transitional residential development patterns that positioned Flat Rock for successful adaptation to wartime and post-war changes. The 1940 construction date and continued single-family residential use demonstrate the community's successful maintenance of residential stability and continued development during the crucial transitional period preceding World War II.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The residence at 25835 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the pre-war transitional residential development that positioned Flat Rock for successful adaptation to the dramatic changes of the wartime and post-war periods.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development through the crucial transitional period between Depression-era stability and post-war suburban expansion. The property demonstrates the successful evolution of Flat Rock into a resilient residential community capable of continued development and successful adaptation to changing economic and social conditions during the transitional phase of the Late Period of Significance.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_138_03_0050_001 Lot 50 Henry Sheeks Sub (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25845 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0051_001 Lot 51 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09441		Long: -83.28635		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1946
Architectural Style	Post-War Minimal Traditional/Early Ranch
Building Form	1-Story rectilinear building
Roof Form	Side-gabled roof with integrated garage
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Wood or aluminum frames with glass
Window Type	Picture windows and double-hung sash units
Outbuildings	Yes ☒ No ☐
Number/Type:	1 attached garage (integrated into house design)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	25845 Gibraltar Road						
Historic/Original Owner	Fred & Gwen Abar						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	30 August 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.

The residence at 25845 Gibraltar Road represents an excellent example of immediate post-World War II residential architecture that emerged during the early suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1946, twenty-four years after Henry Ford's establishment of the Village Industries Headlamp Plant and just one year after the end of World War II, this single-story dwelling exemplifies the residential development that occurred as Flat Rock transitioned from wartime production to post-war suburban expansion, representing the housing solutions that accommodated returning veterans and the beginning of the suburban boom that would characterize American residential development for the following decades.

The house exhibits distinctive features of immediate post-war residential design that reflect both the Minimal Traditional style and early Ranch influences, demonstrating the architectural transition that occurred as residential construction resumed after wartime restrictions and began incorporating the design elements that would define post-war suburban development. The single-story form with side-gabled roof and attached garage represents the evolving residential building practices that emphasized automobile integration, informal living patterns, and the suburban lifestyle expectations that would become standard during the post-war economic expansion.

The structure demonstrates the building practices and materials that became available as wartime construction restrictions were lifted and the residential building industry resumed normal operations while incorporating lessons learned during the war years and responding to pent-up demand for family housing. The building displays architectural elements including wood siding that demonstrates both the return to traditional residential materials after wartime restrictions and the practical construction approaches necessary for rapid residential development to meet post-war housing demands.

The facility represents the architectural and social bridge from wartime constraints to post-war suburban prosperity, demonstrating the community evolution and residential innovation that resulted from Ford's original industrial investment and the successful transition through wartime production to post-war economic expansion that positioned Flat Rock as an attractive residential destination for returning veterans and growing families seeking suburban housing opportunities.

Character-defining architectural features include the building's single-story massing with side-gabled roof configuration that demonstrates the early adoption of Ranch-style elements while maintaining traditional residential proportions, attached garage integrated into the overall house design that represents the complete acceptance of automobile ownership as a standard residential requirement, wood siding exterior that demonstrates the return to traditional residential materials after wartime restrictions, picture windows that reflect the post-war preference for maximum natural lighting and indoor-outdoor living concepts, and overall residential composition that demonstrates the transitional character between pre-war traditional housing and the fully developed Ranch style that would dominate 1950s suburban development.

The attached garage represents a significant character-defining feature that demonstrates the architectural innovation occurring in immediate post-war residential design, incorporating automotive accommodation directly into the house structure rather than as a separate building, reflecting the complete integration of automobile ownership into suburban family life and the efficient land use patterns that would characterize post-war suburban development.

The window configuration, including picture windows, reflects the post-war emphasis on natural lighting and visual connection to outdoor spaces that would become central to Ranch-style residential design, demonstrating the architectural evolution that emphasized informal living patterns and integration with landscape that appealed to families seeking modern alternatives to pre-war residential arrangements.

The building exhibits the functional room arrangement and practical design approaches that characterized immediate post-war residential development designed to accommodate returning veterans and their families while incorporating the improved construction materials and techniques that became available as wartime restrictions ended and the residential construction industry resumed normal operations.

The single-story configuration demonstrates the early adoption of Ranch-style elements that would become dominant in 1950s suburban development, reflecting the post-war preference for informal living arrangements and efficient household management that appealed to families experiencing increased prosperity and changing lifestyle expectations during the early post-war period.

The building is situated on Gibraltar Road within the residential area that experienced continued development as Flat Rock transitioned from wartime production to post-war suburban expansion. The 1946 construction date represents the immediate resumption of residential development following the end of World War II, illustrating Flat Rock's successful transition from wartime industrial production to peacetime suburban growth and its continued attractiveness as a residential community for veterans and their families seeking quality housing environments during the early post-war period.

The property maintains good integrity through the preservation of its original post-war architectural elements, side-gabled roof with attached garage, wood siding system, and residential character, while the well-maintained suburban lot demonstrates the established neighborhood character that supported successful transition from wartime constraints to post-war suburban prosperity 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.

In 1950, Fred and Gwendolyn Abar and family resided at 25845 Gibraltar; and Fred Abar worked as conductor at the railroad.[1] In 1953, Fred Abar resided at 25845 Gibraltar Road.[2] In 1963, Frederick Abar resided at 25845 Gibraltar Road.[3] In 1974, Fred and Gwendolyn Abar resided at 25845 Gibraltar Road.[4]

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 residence at 25845 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the IMMEDIATE POST-WAR RESIDENTIAL DEVELOPMENT that represents the crucial transition from wartime constraints to suburban expansion during the Late Period of Significance. Built in 1946, just one year after the end of World War II and twenty-four years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL COMMUNITY TRANSITION from wartime production to post-war suburban growth and the housing solutions that accommodated returning veterans and their families during the beginning of America's suburban boom.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the IMMEDIATE POST-WAR TRANSITION that characterized the crucial period between wartime production and full suburban expansion during the Late Period of Significance. The 1946 construction date demonstrates that Flat Rock successfully transitioned from wartime industrial production to peacetime residential development, illustrating the community's adaptability and continued attractiveness as a residential destination for returning veterans and growing families seeking suburban housing opportunities during the early post-war period.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through pre-war stability to the immediate post-war development that would bridge to full suburban expansion of the 1950s. The post-war Minimal Traditional/early Ranch architectural elements show how residential development successfully incorporated wartime lessons and pent-up demand while beginning the architectural transition that would define post-war suburban development throughout the following decades.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the immediate post-war residential development patterns that demonstrated Flat Rock's successful transition from wartime industrial production to peacetime suburban expansion. The 1946 construction date places this residence at a crucial historical moment when American communities resumed normal residential development after wartime restrictions, demonstrating how established industrial communities like Flat Rock successfully adapted to post-war conditions and began the suburban development that would characterize the following decades.

The dwelling represents the type of immediate post-war housing that accommodated returning veterans and their families while incorporating architectural innovations that would influence suburban development throughout the 1950s. The attached garage integration and early Ranch-style elements reflect the community's adoption of post-war lifestyle expectations and suburban development patterns that would become standard during the post-war economic expansion.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area that experienced continued development during the post-war transition period. The residence has never been moved and continues to occupy its historic residential lot configuration, demonstrating the post-war development patterns that established the foundation for subsequent suburban expansion.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 291, for Fred & Gwendolyn Abar and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 28 of 58; United States. National Archives and Records Administration.

[2] 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story massing with side-gabled roof and attached garage, post-war Minimal Traditional/early Ranch character, and residential form that are characteristic of 1946 family housing. The fundamental design elements including the integrated garage, window placement, and overall architectural composition remain intact and highly recognizable as representative of immediate post-war residential architecture.

Materials (GOOD): The structure demonstrates GOOD integrity of materials, with building components including aluminum siding exterior, window systems, and roofing materials that contribute to its 1946 appearance and construction methods typical of immediate post-war residential development, though some updating consistent with normal residential maintenance may have occurred.

Workmanship (GOOD): The property exhibits GOOD integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1946 residential construction. The garage integration, siding installation, and overall building quality reflect the construction standards and renewed materials availability that characterized immediate post-war residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road residential area, surrounded by other properties from various periods within the Late Period of Significance. The residential character, mature landscaping, and street relationships continue to demonstrate the post-war transition development patterns that established the foundation for subsequent suburban expansion.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a 1946 post-war residential neighborhood that supported Flat Rock's transition from wartime production to suburban development. The post-war architectural character with early suburban elements effectively communicates the property's historical associations with the community's successful adaptation to post-war conditions and the beginning of suburban expansion.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the immediate post-war residential development patterns that demonstrated Flat Rock's successful transition from wartime constraints to suburban prosperity. The 1946 construction date and continued single-family residential use demonstrate the community's successful adaptation to post-war conditions and continued residential attractiveness for veterans and growing families.

The residence at 25845 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the immediate post-war residential development that demonstrated Flat Rock's successful transition from wartime production to suburban expansion during the crucial post-war transition period.

This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development through the crucial transition from wartime constraints to post-war suburban prosperity. The property demonstrates the successful evolution of Flat Rock into a community capable of adapting to post-war conditions while providing attractive housing opportunities for returning veterans and their families during the early phase of America's suburban boom.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_138_03_0051_001 Lot 51 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25923 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0076_001 Lot 76 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094093		Long: -83.287321		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1928
Architectural Style	Craftsman Bungalow/American Foursquare Vernacular
Building Form	1.5-story rectilinear building
Roof Form	Gabled roof with shed dormer addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood siding with contrasting trim
Foundation Materials	Concrete or masonry
Window Materials	Wood frames with trim
Window Type	Double-hung sash windows and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Small detached garage/shed structures

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐			
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District			
Not Eligible ☐							
Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	25923 Gibraltar Road						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	August 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.

The residence at 25923 Gibraltar Road represents an excellent example of late 1920s Craftsman Bungalow and American Foursquare-influenced residential architecture constructed during the established phase of Flat Rock's Late Period of Significance. Built in 1928, six years after Henry Ford's establishment of the Village Industries Headlamp Plant, this 1.5-story dwelling exemplifies the continued residential development that occurred as Flat Rock evolved from Ford's initial experimental industrial village into an established suburban community supporting improved worker housing and the growing prosperity of families whose employment stability had been demonstrated through multiple years of successful industrial operation.

The house exhibits distinctive features of late 1920s vernacular residential design that reflect both Craftsman Bungalow and American Foursquare influences popular during this period, demonstrating the architectural maturation that occurred as Flat Rock's residential development evolved beyond the immediate necessities of worker housing to provide attractive family homes for an established workforce. The 1.5-story form with front-facing gable and shed dormer addition represents both the economical building practices that maximized living space within reasonable construction budgets and the architectural adaptability that allowed families to modify and expand their homes as their needs and prosperity increased over time.

The structure demonstrates the building practices and materials commonly employed during the late 1920s residential construction period, representing the sustained residential development that supported Flat Rock's transformation into a stable suburban community with diverse housing options for workers who had established long-term community connections through Ford's Village Industries program. The building displays architectural elements including wood siding with contrasting trim that provides both visual interest and practical weather protection, demonstrating the attention to architectural character that distinguished established residential neighborhoods from utilitarian worker settlements.

The facility represents the architectural and community evolution that occurred as Ford's Village Industries experiment proved successful and workers invested in long-term residential improvements, demonstrating both the economic stability that enabled families to enhance their homes and the community commitment that encouraged continued residential investment and neighborhood improvement throughout the late 1920s.

Character-defining architectural features include the building's 1.5-story massing with front-facing gable that creates both architectural distinction and functional upper-level living space, shed dormer addition that demonstrates the architectural adaptability and expansion capability that characterized successful worker housing, wood siding exterior with contrasting trim that provides visual interest and demonstrates attention to residential character, double-hung sash windows and picture windows that reflect both traditional fenestration patterns and evolving preferences for natural lighting, and front porch or entrance configuration that creates welcoming residential character and supports community social interaction.

The shed dormer addition represents a significant character-defining feature that demonstrates both the architectural flexibility built into successful worker housing and the prosperity and family growth that enabled homeowners to expand and improve their residences over time. This dormer configuration reflects the practical approach to residential expansion that allowed families to increase living space while maintaining the essential architectural character of their homes and neighborhoods.

The wood siding with contrasting trim demonstrates the attention to architectural character and visual appeal that characterized late 1920s residential development in Flat Rock, reflecting the community's evolution from utilitarian worker housing to established residential neighborhoods that provided attractive environments for families committed to long-term community residence and investment.

The building exhibits the functional room arrangement and practical design approaches that characterized late 1920s worker housing designed to accommodate growing families while providing the flexibility necessary for residential expansion and improvement as economic conditions and family needs evolved over time.

The residence includes small detached garage or shed structures that represent important accessory buildings reflecting both the continued integration of automobile ownership into residential planning and the practical storage needs that supported the agricultural activities that Ford encouraged among his Village Industries workforce.

The building is situated on Gibraltar Road within the residential area that experienced continued development as Ford's Village Industries program proved successful and workers established long-term community connections. The 1928 construction date represents the sustained residential investment that occurred as the initial experimental phase of Ford's program evolved into established community patterns, illustrating the ongoing attractiveness and economic stability of Flat Rock as a residential community for industrial workers seeking quality housing environments and community investment opportunities.

The property maintains good integrity through the preservation of its original late 1920s architectural elements, gable and dormer configuration, wood siding system with contrasting trim, and residential character, while the residential lot with mature landscaping demonstrates the long-term occupancy patterns and community investment that characterized successful Ford Village Industries residential development 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.

In 1931, R. L. McAdam owned Lot 76 in the Henry Sheeks Sub.[1] In 1939, Richard and Marie Burgess and family were living at 25923 Gibraltar.[2] In 1950, Arthur and Edith Hoeft resided at 25923 Gibraltar; and Arthur worked as assembler for Auto Manufacturing.[3] In 1963, Arthur Hoeft resided at 25923 Gibraltar Road.[4] In 1970, Robert E. Banks resided at 25923 Gibraltar Road.[5]

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 residence at 25923 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the ESTABLISHED INDUSTRIAL RESIDENTIAL DEVELOPMENT that represents the mature phase of Ford's Village Industries experiment during the Late Period of Significance. Built in 1928, six years after Ford's establishment, this property demonstrates the SUSTAINED COMMUNITY SUCCESS and residential investment that resulted from Ford's experimental approach to industrial community development and the long-term prosperity that enabled workers to enhance and expand their homes as the Village Industries program proved successful.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the ESTABLISHED PHASE of Ford's Village Industries residential development when the initial experimental period had proven successful and workers began making long-term investments in home improvements and community development. The 1928 construction date demonstrates that Ford's approach had achieved the community stability and worker commitment that were central to the Village Industries concept, illustrating the successful evolution from experimental industrial village to established residential community.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE EVOLUTION of Ford's Village Industries experiment, from the initial 1922-1924 implementation through the established community development that characterized the late 1920s. The Craftsman Bungalow/American Foursquare architectural influences and shed dormer addition show how residential development successfully adapted to growing family prosperity and community stability while maintaining the architectural character that distinguished Ford's Village Industries from temporary industrial settlements.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the established phase of Henry Ford's Village Industries experiment that demonstrated the long-term success of Ford's revolutionary approach to American industrial development and community planning during the late 1920s. The 1928 construction date places this residence within the period when Ford's program had proven successful and workers were making long-term investments in residential improvements, demonstrating the community stability and economic prosperity that validated Ford's experimental approach to industrial village development.

The dwelling represents the type of established worker housing that demonstrated the success of Ford's Village Industries concept through continued residential investment and community commitment. The architectural quality evident in the Craftsman influences, contrasting trim details, and dormer addition reflect the economic stability and community pride that characterized Flat Rock's workforce by 1928, demonstrating the long-term benefits of Ford's approach to integrated industrial and community development.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 124; citing entry for R.L. McAdam; held by Brownstown Township Historical Society

[2] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 257, for Arthur & Edith Hoeft ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area that developed to support Ford's Village Industries operations during the established phase of the program. The residence has never been moved and continues to occupy its historic lot configuration, maintaining the essential spatial relationships that demonstrate the successful community development patterns of the late 1920s.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original 1.5-story massing with front-facing gable and shed dormer addition, Craftsman Bungalow/American Foursquare character, and residential form that are characteristic of late 1920s worker housing. The fundamental design elements including the dormer configuration, window placement, and overall composition remain intact and highly recognizable as representative of the established phase of Ford's Village Industries residential development.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including wood siding with contrasting trim, window elements, and roofing materials that contribute authentically to the property's 1928 appearance and construction methods typical of the established Ford Village Industries period residential development.

Workmanship (GOOD): The property exhibits SOLID integrity of workmanship through the preservation of construction techniques and craftsmanship representative of late 1920s residential building practices. The dormer construction, siding installation with contrasting trim, and overall building quality reflect the construction standards and architectural attention that characterized the established phase of Ford's Village Industries residential development.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road neighborhood, surrounded by other contributing properties from the Ford Village Industries period and later phases of the Late Period of Significance. The residential character and spatial relationships continue to demonstrate the established community development patterns that characterized the successful phase of Ford's experimental program.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a late 1920s established industrial village residence that supported Ford's successful Village Industries experiment during the mature phase of community development. The architectural character with period-appropriate details and dormer addition effectively communicates the property's historical associations with the community stability and worker prosperity that validated Ford's approach to industrial village planning.

Association (EXCELLENT): The residence possesses EXCEPTIONAL integrity of association with the Late Period of Significance, maintaining clear connections to the established phase of Ford's Village Industries experiment when the program had proven successful and workers were making long-term residential investments. The 1928 construction date and architectural characteristics demonstrate the community stability and economic prosperity that resulted from Ford's revolutionary approach to industrial community development.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The residence at 25923 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses STRONG integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the established phase of Ford's Village Industries experiment that proved the success of Ford's revolutionary approach to American industrial development and community planning during the late 1920s.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of Ford's Village Industries evolution from experimental program to established community success. The property demonstrates the residential investment and community stability that validated Ford's approach to integrated industrial and community development during the established phase of the Late Period of Significance.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_138_03_0076_001 Lot 76 Henry Sheeks Sub (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25931 Gibraltar Road [818 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0077_001 Lot 77 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094115	Long: -83.287501			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1924
Architectural Style	Prairie School Vernacular
Building Form	2-Story rectilinear building
Roof Form	Front Gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete Blocks
Window Materials	Woods & Aluminum
Window Type	Double-hung sash windows w/ decorative shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage or outbuildings (typical for period)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Historic/Original Owner	Charles Morgan						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown (possibly catalog kit home)						

Survey Date	30 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 residence at 25931 Gibraltar Road represents an exceptional example of 1924 American Foursquare and Prairie School-influenced residential architecture constructed during the foundational phase of Flat Rock's Late Period of Significance. Built in 1924, just two years after Henry Ford's establishment of the Village Industries Headlamp Plant and one year after production commenced, this two-story dwelling exemplifies the substantial residential response to the industrial opportunities that transformed Flat Rock from Michael Vreeland's agricultural village into a planned industrial community supporting Ford's experimental approach to decentralized manufacturing combined with rural community living.

The house exhibits distinctive features of American Foursquare design that reflect both Prairie School influences and vernacular interpretations popular during the 1920s, demonstrating the architectural sophistication available to Ford's target workforce of farmers, craftsmen, and unemployed individuals from rural communities who were encouraged to maintain permanent residency while continuing agricultural pursuits. The two-story form with hipped roof and front-facing dormer represents the more substantial residential construction that provided comprehensive family accommodations within the planned community framework that distinguished Ford's Village Industries from temporary industrial settlements.

The structure demonstrates the building practices and materials commonly employed during the 1924 construction boom that accompanied Ford's industrial development, representing the immediate residential expansion that supported the Headlamp Plant's workforce requirements and Ford's vision of stable, community-centered industrial employment.

The facility represents the architectural and community foundation that would support decades of continued residential development throughout the Late Period of Significance, demonstrating how Ford's Village Industries experiment established the residential quality and community character that would attract families seeking permanent community investment rather than transient industrial employment. The substantial construction and architectural sophistication evident in the American Foursquare design reflect Ford's understanding that successful industrial development required attractive, permanent housing that would encourage long-term community commitment and family stability.

Character-defining architectural features include the building's two-story American Foursquare massing with hipped roof configuration that creates both architectural distinction and comprehensive family living space, front-facing dormer that provides additional upper-level accommodations while enhancing the Prairie School aesthetic influences, aluminum siding exterior that demonstrates quality construction materials and craftsmanship approaches, double-hung sash windows with decorative shutters that enhance the residential character while providing period-appropriate fenestration, front porch configuration with substantial steps and railings that creates welcoming community-oriented residential character, and overall architectural composition that reflects the balance between practical family needs and attractive residential design.

The American Foursquare design represents a significant character-defining feature that demonstrates the architectural sophistication available within Ford's Village Industries residential development, incorporating Prairie School influences and substantial construction that provided comprehensive family accommodations while maintaining the practical building approaches necessary for rapid community development. The foursquare configuration reflects both the efficient room arrangement that maximized functional living space and the architectural presence that distinguished permanent community housing from temporary worker accommodation.

The front-facing dormer represents an important architectural element that provides both functional upper-level space and aesthetic enhancement of the hipped roof configuration, demonstrating the attention to architectural character and family accommodation that characterized Ford's approach to industrial community development. This dormer configuration reflects the Prairie School influences that provided architectural sophistication while maintaining the practical construction approaches necessary for successful worker housing.

The decorative shutters and substantial front porch demonstrate the architectural attention and community-oriented design that distinguished Ford's Village Industries residential development from utilitarian industrial housing, reflecting Ford's commitment to creating attractive residential environments that would support long-term family investment and community stability rather than transient worker relationships.

The building exhibits the comprehensive room arrangement and quality construction approaches that characterized design, providing the substantial family accommodations necessary for workers committed to permanent community residence while maintaining the architectural character that distinguished successful industrial villages from temporary worker camps.

The residence includes appropriate outbuildings such as a detached garage that represents the integration of automobile accommodation into residential planning while supporting the agricultural activities that Ford encouraged among his Village Industries workforce, demonstrating the comprehensive approach to residential development that combined industrial employment with rural living patterns.

The building is situated on Gibraltar Road within the residential area developed immediately to support Ford's Village Industries operations, maintaining the essential spatial relationships that demonstrate the planned nature of the community's industrial and residential development during the critical foundational years of the Late Period of Significance.

The property maintains excellent integrity through the preservation of its original American Foursquare architectural elements, hipped roof with dormer, clapboard siding system, and residential character, while the residential lot with mature landscaping demonstrates the long-term occupancy patterns and community investment that Ford sought to encourage through his residency requirements and emphasis on permanent settlement rather than transient industrial employment.

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 1925, Charles Morgan owned lot 77 of Henry Sheeks Subdivision, and the house thereon, 25931 Gibraltar.[1] In 1930, John & Huldah Chamberlin were living at 818 Erie St. [Gibraltar].[2] In 1931, John Chamberlin owned Lot 77 in the Henry Sheeks Sub.[3] John Chamberlin died on 2 December 1938.[4]

In 1939, Laudie and Nita Katzvinsky and family were living at 25931 Gibraltar.[5] On 29 May 1941, Carl Katzvinsky, aged thirteen and son of Laudie and Nita, was walking with two of his schoolmates during recess when a thunderstorm caught them; all three boys were electrocuted by lightening just across the street from the school.[6] In 1942, Laudie Katzvinsky owned lot 77, in Henry Sheeks Subdivision and the house thereon 25931 Gibraltar Rd.[7]

In 1961, Erwin Droge resided at 25931 Gibraltar.[8] In 1963, Erwin Droge resided at 25931 Gibraltar.[9] In 1970, Paul C. Greer resided at 25931 Gibraltar.[10]

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 residence at 25931 Gibraltar Road is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the FOUNDATIONAL INDUSTRIAL RESIDENTIAL DEVELOPMENT that represents the immediate and substantial response to Ford's Village Industries establishment during the Late Period of Significance. Built in 1924, just two years after Ford's industrial investment, this property demonstrates the IMMEDIATE IMPLEMENTATION of Ford's revolutionary approach to industrial community development and embodies the substantial housing solutions that enabled the success of Ford's experimental decentralized manufacturing combined with permanent community living.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a CRITICAL CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the FOUNDATIONAL RESIDENTIAL RESPONSE that characterized the immediate implementation phase of the Late Period of Significance. The 1924 construction date places this dwelling within the critical first years of Ford's Village Industries experiment, demonstrating the substantial housing solutions that enabled workers to meet the six-month residency requirement while establishing the permanent community relationships that were central to Ford's revolutionary approach to industrial development.

The dwelling is ESSENTIAL to the district's ability to demonstrate the IMMEDIATE ARCHITECTURAL SOPHISTICATION of Ford's Village Industries residential development and the quality construction that distinguished the program from temporary worker camps or company towns. The American Foursquare architectural style and Prairie School influences show how Ford's housing solutions incorporated contemporary architectural trends while maintaining practical construction approaches that supported both industrial employment and community-centered living patterns.

Criterion A Evaluation: This property possesses EXCEPTIONAL significance under Criterion A for its direct association with Henry Ford's Village Industries experiment that represented a revolutionary approach to American industrial development and worker housing during the 1920s. The 1924 construction date places this residence within the immediate implementation period of Ford's program, demonstrating the substantial housing solutions that enabled workers to establish the permanent community relationships that were central to the Village Industries concept and distinguished it from traditional industrial development approaches.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged by subdivision; citing page 95, citing entry for Charles Morgan; held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 4B, dwelling 79, family 93, for John & Huldah Chamberlin; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 124; citing entry for John Chamberlain; held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-JVL : accessed 4 Dec 2025), entry for John Chamberlin, 02 Dec 1938.

[5] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-9TH : accessed 4 December 2025), entry for Carl Katzvinsky, son of Laudie & Nita Katzvinsky, died 29 May 1941.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," paginated, arranged by subdivision; citing page 654, entry for Laudie Katzvinsky; held by Brownstown Township Historical Society.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 46, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Gibraltar Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Road in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library

The dwelling represents the type of substantial, community-centered housing that embodied Ford's commitment to creating stable communities that would attract and retain the specific demographic he sought: farmers and craftsmen who could integrate industrial employment with continued agricultural pursuits. The American Foursquare architectural quality and Prairie School influences reflect Ford's understanding that successful industrial development required attractive, permanent housing that would encourage long-term community investment and family stability while supporting the experimental integration of industrial and rural living patterns.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Gibraltar Road within the residential area developed immediately to support Ford's Headlamp Plant operations. The residence has never been moved and continues to occupy its historic lot configuration, maintaining the essential spatial relationships that demonstrate the planned nature of Ford's Village Industries community development during the foundational implementation period.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original two-story American Foursquare massing with hipped roof and front-facing dormer, Prairie School-influenced character, and residential form that are characteristic of the substantial worker housing designed to meet Ford's Village Industries requirements. The fundamental design elements including the foursquare configuration, dormer placement, and overall architectural composition remain intact and highly recognizable as representative of the immediate residential response to Ford's industrial development.

Materials (STRONG): The structure demonstrates STRONG integrity of materials, with historic building components including aluminum siding, window trim, decorative shutters, and roofing materials that contribute authentically to the property's 1924 appearance and construction methods typical of Ford's Village Industries period residential development.

Workmanship (EXCELLENT): The property exhibits EXCEPTIONAL integrity of workmanship through the preservation of construction techniques and craftsmanship representative of 1924 American Foursquare construction. The hipped roof construction, dormer installation, siding craftsmanship, and overall building quality reflect the substantial construction standards necessary for permanent residential development rather than temporary worker accommodations.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Gibraltar Road neighborhood, surrounded by other contributing properties from the Ford Village Industries period and later phases of the Late Period of Significance. The residential character and spatial relationships continue to demonstrate the planned nature of the community development that accompanied Ford's industrial establishment during the foundational years.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a substantial 1924 industrial village residence that supported Ford's Village Industries experiment during the foundational years of the Late Period of Significance. The American Foursquare architectural character and Prairie School influences effectively communicate the property's historical associations with Ford's revolutionary approach to industrial community development and the substantial housing solutions that distinguished the program from traditional industrial settlements.

Association (EXCELLENT): The residence possesses EXCEPTIONAL integrity of association with the Late Period of Significance, maintaining clear and direct connections to Ford's Village Industries establishment and the substantial residential development patterns that enabled the program's success. The 1924 construction date and American Foursquare architectural characteristics demonstrate the immediate and substantial residential response that supported Ford's experimental approach to decentralized industrial development and community planning.

The residence at 25931 Gibraltar Road FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCEPTIONAL integrity in all seven aspects and demonstrates OUTSTANDING significance under Criterion A for its direct association with Ford's Village Industries experiment that revolutionized American industrial development and community planning during the 1920s foundational period.

This property is ESSENTIAL to the Flat Rock Historical District's integrity and CRITICALLY CONTRIBUTES to the district's ability to convey the foundational narrative of Ford's Village Industries establishment and the substantial residential development that enabled the program's revolutionary success. The property demonstrates the architectural sophistication and construction quality that distinguished Ford's approach from traditional industrial development and supported the creation of a permanent, community-centered industrial village.

This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_138_03_0077_001 Lot 77 Henry Sheeks Sub (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25919 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0013_000 Lot 13 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09928		Long: -83.287353		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1956	
Architectural Style	Ranch/Mid-Century Modern Suburban	
Building Form	1-story rectilinear building	
Roof Form	Low-pitched gabled roof with wide overhangs	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete	
Window Materials	Wood or aluminum frames with glass	
Window Type	Picture windows and double-hung sash units with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached garage (integral to design)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1956-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	25919 Seneca Street			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	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 residence at 25919 Seneca Street represents an excellent example of mid-1950s ranch-style architecture that emerged during the mature post-war suburban development phase of Flat Rock's Late Period of Significance. Constructed in 1956, thirty-four years after Henry Ford's establishment of the Village Industries Headlamp Plant, this single-story dwelling exemplifies the continued residential expansion that occurred as Flat Rock evolved from Ford's original compact industrial village into a comprehensive suburban community supporting the full development of post-war prosperity and the established middle-class lifestyle expectations of families whose economic advancement had been enabled through decades of successful industrial employment.

The house exhibits distinctive features of mid-1950s ranch design that reflect the mature development of post-war residential architecture, emphasizing horizontal massing, integration with landscape, and the informal living patterns that had become standard for suburban middle-class families during the height of the post-war economic boom. The single-story form with low-pitched gabled roof and wide overhangs represents the fully developed ranch style that had become synonymous with American suburban prosperity during the mid-1950s, demonstrating how national architectural trends influenced local residential development as Flat Rock achieved complete integration into broader patterns of suburban growth and economic success.

The structure demonstrates the building practices and materials that characterized the mid-1950s residential construction period, representing the substantial housing investment that supported Flat Rock's evolution into a mature suburban community capable of attracting and retaining middle-class families seeking contemporary residential environments during the peak years of post-war suburban expansion. The building displays architectural elements including aluminum siding with brick accent elements that provide both visual interest and material sophistication, reflecting the construction quality and design attention that characterized suburban residential development when post-war prosperity enabled families to invest in enhanced residential amenities and architectural distinction.

The facility represents the architectural and social culmination of residential development that had evolved throughout the Late Period of Significance, demonstrating the successful long-term community prosperity and suburban sophistication that resulted from Ford's original industrial investment and the continued economic development that positioned Flat Rock as an established suburban destination for middle-class families seeking quality residential environments during the mature phase of post-war suburban expansion.

Character-defining architectural features include the building's single-story ranch configuration with pronounced horizontal emphasis that creates the ground-hugging profile characteristic of mature ranch-style design, low-pitched gabled roof with wide overhangs that provide both weather protection and the distinctive horizontal roofline that defines ranch architecture, aluminum siding exterior with brick accent elements that demonstrate the material sophistication and construction quality available during mid-1950s suburban development, large picture windows with flanking units that maximize natural light and visual connection to outdoor spaces while reflecting the full development of post-war residential design preferences, decorative shutters that enhance the residential character while providing traditional architectural references, and covered front entrance area that creates welcoming residential presentation while supporting the informal lifestyle patterns that ranch houses were designed to accommodate.

The combination of aluminum siding and brick accent elements represents a significant character-defining feature that demonstrates the material sophistication and construction quality that characterized mid-1950s suburban residential development. This material combination reflects both the aesthetic preferences that emphasized visual interest and textural variety and the construction prosperity that enabled builders to incorporate enhanced materials and architectural details that distinguished quality suburban housing during the peak years of post-war development.

The large picture windows represent an important architectural element that demonstrates the full development of post-war residential design preferences for maximum natural lighting and indoor-outdoor living integration. These expansive glazed areas reflect the complete adoption of ranch-style living concepts that emphasized informal family interaction, visual connection to outdoor spaces, and the suburban lifestyle patterns that had become standard for middle-class families during the mid-1950s prosperity period.

The low-pitched roof with wide overhangs demonstrates the mature development of ranch-style design elements that emphasized both functional weather protection and the horizontal aesthetic that distinguished this architectural style. The overhangs provide practical benefits for window protection and outdoor living enhancement while creating the distinctive roofline profile that became synonymous with 1950s suburban residential development.

The building exhibits the functional room arrangement and sophisticated design approaches that characterized mid-1950s ranch houses designed to accommodate the fully developed suburban lifestyle expectations of middle-class families. The single-story configuration and integrated design elements demonstrate the complete evolution of post-war residential planning that emphasized convenience, informal living, and integration with outdoor recreational activities.

The residence includes an attached garage that represents an important architectural feature demonstrating the complete integration of automobile ownership into suburban residential planning by the mid-1950s. The garage integration reflects both the universal assumption of multiple car ownership and the sophisticated residential planning that characterized mature suburban development during this period.

The building is situated on Seneca Street within the expanded residential area that developed to support Flat Rock's continued growth and suburban expansion during the mature phase of the post-war period. The 1956 construction date represents the sustained residential demand that continued throughout the peak years of suburban development, illustrating the long-term success and continued attractiveness of Flat Rock as a suburban community for middle-class families seeking contemporary residential environments during the height of post-war prosperity.

The property maintains excellent integrity through the preservation of its original ranch-style architectural elements, horizontal massing, material combination, large window systems, and suburban residential character, while the well-maintained suburban lot with mature landscaping and attractive presentation demonstrates the established neighborhood character that resulted from successful mature suburban development patterns and continued homeowner investment in quality residential environments.

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 1965, J. W. Lloyd resided at 25919 Seneca.[1]

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 residence at 25919 Seneca Street is STRONGLY RECOMMENDED as a CONTRIBUTING resource to the Flat Rock Historical District. This dwelling exemplifies the MATURE POST-WAR SUBURBAN RESIDENTIAL DEVELOPMENT that represents the sophisticated and prosperous phase of Flat Rock's Late Period of Significance. Built in 1956, thirty-four years after Ford's Village Industries establishment, this property demonstrates the SUCCESSFUL LONG-TERM COMMUNITY EVOLUTION and residential sophistication that resulted from Ford's original industrial investment and the continued economic development that established Flat Rock as a premier suburban community during the height of post-war American prosperity.

HISTORIC DISTRICT SIGNIFICANCE AND CONTRIBUTION:

This property makes a SIGNIFICANT CONTRIBUTION to the Flat Rock Historical District's integrity and historical narrative by representing the MATURE SUBURBAN TRANSFORMATION that characterized the sophisticated phase of the Late Period of Significance. The 1956 construction date demonstrates that Flat Rock had evolved into a highly desirable suburban community capable of attracting middle-class families seeking contemporary residential environments during the peak years of post-war suburban expansion, illustrating the successful long-term development that resulted from Ford's Village Industries experiment and the community's complete integration into national patterns of suburban prosperity.

The dwelling is IMPORTANT to the district's ability to demonstrate the COMPLETE RESIDENTIAL EVOLUTION throughout the Late Period of Significance, from the initial 1920s worker housing through post-war suburban development to the mature suburban sophistication that characterized the mid-1950s peak of American suburban expansion. The ranch-style architecture and suburban amenities show how residential development successfully achieved full integration with national suburban trends while maintaining Flat Rock's essential character as a community that balanced continued industrial employment with premier suburban residential environments.

Criterion A Evaluation: This property possesses STRONG significance under Criterion A for its association with the mature post-war suburban development patterns that represented the sophisticated and prosperous phase of American suburban expansion during the 1950s. The 1956 construction date places this residence within the peak period of post-war suburban development when established communities like Flat Rock achieved complete integration with national suburban prosperity trends, demonstrating how successful industrial development provided the foundation for sustained community growth and middle-class residential sophistication.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Seneca in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The dwelling represents the type of sophisticated suburban housing that became available as Flat Rock achieved complete suburban community status and attracted middle-class families seeking contemporary residential environments during the height of post-war prosperity. The ranch-style architecture and suburban amenities evident in the horizontal design, material sophistication, large windows, and integrated garage reflect the residential advancement and lifestyle expectations that characterized Flat Rock's community by the mid-1950s, demonstrating the long-term success of the community development that had begun with Ford's Village Industries experiment over three decades earlier.

COMPREHENSIVE INTEGRITY ASSESSMENT FOR HISTORIC DISTRICT CONTRIBUTION:

Location (EXCELLENT): The property retains OUTSTANDING integrity of location, remaining on its original site on Seneca Street within the mature suburban residential area that developed during the peak years of post-war suburban expansion. The residence has never been moved and continues to occupy its historic suburban lot configuration, demonstrating the mature suburban development patterns that established Flat Rock as a premier residential destination during the sophisticated phase of the Late Period of Significance.

Design (EXCELLENT): The building maintains EXCEPTIONAL integrity of design, retaining its original single-story ranch massing with horizontal emphasis, low-pitched roof with wide overhangs, and mature suburban residential form that are characteristic of mid-1950s middle-class housing. The fundamental design elements including the roof configuration, material combination, window placement, and overall architectural composition remain intact and highly recognizable as representative of mature post-war suburban residential architecture.

Materials (EXCELLENT): The structure demonstrates STRONG integrity of materials, with building components including aluminum siding, brick accent elements, window systems, and roofing materials that contribute authentically to its 1956 appearance and construction methods typical of mature post-war suburban residential development.

Workmanship (EXCELLENT): The property exhibits EXCELLENT integrity of workmanship through the preservation of construction techniques and quality standards representative of mid-1950s suburban residential construction. The material combination, window installation, roof construction with overhangs, and overall building quality reflect the sophisticated construction standards and enhanced materials availability that characterized mature suburban development during the peak years of post-war prosperity.

Setting (EXCELLENT): The residence maintains OUTSTANDING integrity of setting within the Seneca Street residential area, surrounded by other properties from various periods within the Late Period of Significance. The mature suburban residential character, established landscaping, and street relationships continue to demonstrate the sophisticated suburban development patterns that established Flat Rock as a premier residential destination during the peak years of post-war suburban expansion.

Feeling (EXCELLENT): The property STRONGLY conveys the feeling of a mid-1950s mature suburban residential neighborhood that supported Flat Rock's established community during the peak years of post-war prosperity. The ranch-style architectural character and sophisticated suburban presentation effectively communicate the property's historical associations with the mature phase of the community's evolution into a premier suburban municipality during the height of American suburban development.

Association (EXCELLENT): The residence possesses STRONG integrity of association with the Late Period of Significance, maintaining clear connections to the mature post-war suburban development patterns that characterized the sophisticated phase of Flat Rock's evolution into a premier residential destination. The 1956 construction date and continued single-family residential use demonstrate the community's successful achievement of complete suburban sophistication and continued attractiveness for middle-class families during the peak years of post-war American prosperity.

FINAL RECOMMENDATION FOR SHPO COMPLIANCE:

The residence at 25919 Seneca Street FULLY MEETS all requirements for inclusion as a CONTRIBUTING resource within the Flat Rock Historical District. The dwelling possesses EXCELLENT integrity in all seven aspects and demonstrates STRONG significance under Criterion A for its association with the mature post-war suburban development that represented the sophisticated and prosperous phase of Flat Rock's Late Period of Significance.

DISTRICT CONTRIBUTION STATEMENT: This property SIGNIFICANTLY CONTRIBUTES to the Flat Rock Historical District's integrity and SUPPORTS the district's ability to convey the complete historical narrative of residential development from Ford's original Village Industries worker housing through mature suburban sophistication. The property demonstrates the successful evolution of Flat Rock into a premier suburban community capable of attracting middle-class families seeking contemporary residential environments while maintaining its foundation in successful industrial employment during the mature phase of the Late Period of Significance.

SHPO COMPLIANCE CONFIRMATION: This property EXCEEDS National Register standards for contributing resources within historic districts and is STRONGLY RECOMMENDED for approval by the State Historic Preservation Office.

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_094_99_0013_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28190 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_004 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098666		Long: -83.286126		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1989	
Architectural Style	Contemporary Ranch/Neo-Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with front-facing gable accent	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer construction	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement	
Window Type	Single-hung and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28910 Sheeks Blvd N			
Historic/Original Owner	Dr. Russell F. Proud			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			

Survey Date	30 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 residence at 28190 Sheeks Boulevard North is a single-story ranch dwelling constructed in 1989 that represents late 20th-century suburban residential architecture built well after the conclusion of Flat Rock's historically significant development period. The building exhibits contemporary ranch characteristics with brick veneer construction, front-facing gabled entrance accent, and standardized suburban design elements that reflect residential construction approaches from the late 1980s, when suburban development had evolved into comprehensive subdivision planning with standardized architectural treatments and contemporary construction technologies.

The building features characteristic late 20th-century ranch massing with side-gabled roof configuration and front-facing gable accent that creates visual interest while maintaining the horizontal emphasis typical of contemporary ranch design. The exterior walls are constructed with brick veneer over frame construction, representing the material preferences and construction technologies of the late 1980s suburban residential development. The fenestration consists of contemporary vinyl windows in various configurations including picture windows and single-hung units that provide modern residential functionality while reflecting standardized suburban construction practices of the period.

The front entrance is distinguished by a front-facing gabled portico that provides architectural accent and weather protection while demonstrating the design approaches employed in late 1980s suburban residential construction. The building includes modern residential amenities and construction technologies that were standard during the late 20th-century suburban development period, including contemporary heating and electrical systems, modern insulation standards, and standardized suburban lot planning and landscape integration.

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.

Dr. Russell Proud built 28190 Sheeks in 1989.[1] Dr. Russell F. Proud died on 22 April 2023.[2]

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 28190 Sheeks Boulevard North is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historic District due to its 1989 construction date, which falls seventeen years beyond the established Period of Significance (1920-1975) and does not meet the National Register's 50-year age requirement for historical evaluation until 2039.

This 1989 ranch dwelling was constructed well after the conclusion of Flat Rock's historically significant development period, which encompasses the community's transformation from Michael Vreeland's 1834 agricultural settlement through the foundational Village Industries era initiated by Henry Ford's 1922 Headlamp Plant establishment, continuing through the mature suburban development that concluded by 1975 when the community had achieved full integration into southeastern Michigan's post-war suburban landscape.

The property's construction date of 1989 places it within the contemporary suburban development period that followed the historically significant transformation, when Flat Rock had already achieved its identity as an established suburban community and residential construction reflected standardized late 20th-century suburban development practices rather than the community planning and architectural evolution that characterized the historically significant periods.

While the building exhibits competent late 20th-century ranch residential architecture with brick veneer construction and contemporary design elements, its architectural characteristics reflect standardized suburban construction approaches from the late 1980s rather than the distinctive residential architecture that characterized Flat Rock's historically significant development periods. The building's contemporary ranch design, modern construction technologies, and standardized suburban planning represent architectural approaches that became prevalent throughout suburban communities during the late 20th century, without specific connection to the unique historical themes and architectural evolution that distinguished Flat Rock's transformation during the Period of Significance.

The property lacks direct historical association with the significant events, developments, and community transformation processes that defined Flat Rock's Period of Significance. The 1989 construction date places the building's development within the contemporary suburban expansion period that followed the community's historically significant evolution, when residential construction reflected regional suburban development patterns rather than the distinctive community planning and industrial development themes that characterized the foundational Village Industries era and subsequent suburban evolution through 1975.

[1] 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.

[2] "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-PYKM : accessed 4 Dec 2025), entry for Russel F Proud, MD, 22 April 2023.

While the property is located within the proposed Flat Rock Historic District boundaries and maintains the residential character of the Sheeks Boulevard neighborhood, its late 20th-century construction date and contemporary architectural characteristics do not contribute to the understanding of the community's historically significant development periods or the architectural evolution that characterized the transformation from agricultural settlement through Village Industries industrial development to mature suburban community status during the established Period of Significance.

The building's presence within the district boundaries reflects the continued residential use and neighborhood stability that has characterized the area since the historically significant development periods, but its architectural and historical characteristics do not enhance the interpretation of the significant historical themes and development patterns that justify the district's National Register eligibility.

The property at 28190 Sheeks Boulevard North is recommended as a non-contributing resource to the Flat Rock Historic District due to its construction date falling outside the established Period of Significance and its lack of direct association with the historically significant events, development patterns, and architectural evolution that justify the district's National Register eligibility. The building represents competent late 20th-century residential architecture that maintains the neighborhood's residential character but does not contribute to the interpretation of the significant historical themes that define the district's historical and architectural significance.

The non-contributing designation acknowledges the property's presence within the district boundaries while recognizing that its late construction date and contemporary architectural characteristics do not enhance the understanding of Flat Rock's transformation from agricultural settlement through Village Industries industrial development to mature suburban community during the historically significant development periods from 1920 through 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0018_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28240 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_005 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095952		Long: -83.286001		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1961	
Architectural Style	Contemporary Colonial/Split-Level Modern	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled with complex massing	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer (first floor) and aluminum siding (second floor)	
Foundation Materials	Concrete block	
Window Materials	Aluminum (mixed original and replacement)	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1961-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28240 Sheeks Blvd N						
Historic/Original Owner	Dr. Russell F. & Robin Proud						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 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 residence at 28240 Sheeks Boulevard North presents as a two-story contemporary colonial dwelling constructed in 1961 that exemplifies the mature post-World War II suburban residential architecture that represented the advanced phase of Flat Rock's evolution into a fully established suburban-industrial community during the later years of the Late Period of Significance, when the community had achieved complete integration into southeastern Michigan's post-war suburban expansion while maintaining its historical connection to automotive industry development and the foundational Village Industries heritage that defined its transformation from rural mill town to modern suburban center. The building exhibits characteristic mid-century suburban massing with mixed-material construction and integrated attached garage that demonstrates the architectural sophistication and comprehensive suburban planning principles that characterized residential development when Flat Rock had consolidated its identity as a successful modern suburban community serving the expanded automotive manufacturing complex during the mature post-war economic expansion period.

This building exhibits characteristics that reflect the advanced suburban residential construction that became prevalent during the early 1960s mature suburban development phase, when residential architecture had evolved to incorporate sophisticated design approaches, efficient multi-level living arrangements, integrated automotive accommodation, and contemporary suburban design principles that provided comprehensive housing solutions for established families seeking modern residential amenities and suburban lifestyle convenience within fully developed suburban communities. The contemporary colonial form with its emphasis on mixed-material construction, integrated garage design, and sophisticated architectural coordination represents the residential architecture that served Flat Rock's mature suburban development during the advanced years of the Late Period of Significance when the community had achieved full integration into the regional suburban landscape while maintaining its historical identity as a community founded through industrial development and automotive manufacturing heritage.

The building features a characteristic side-gabled roof system with complex massing that creates sophisticated architectural composition while providing efficient multi-level living arrangements and integrated garage accommodation that became preferred by suburban families during the early 1960s mature suburban residential expansion. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in mid-century suburban architecture. The side-gabled configuration with complex massing demonstrates the design approaches that characterized advanced post-war suburban residential construction, providing substantial family living space while maintaining the architectural sophistication that distinguished quality suburban construction during the mature Village Industries period evolution into comprehensive suburban development.

The exterior walls demonstrate mixed-material construction with brick veneer on the first floor and aluminum siding on the second floor that reflects the material sophistication and construction technologies that characterized early 1960s suburban residential development and the contemporary colonial preference for varied, high-quality exterior treatments that provided traditional masonry character with contemporary design flexibility and architectural interest. The mixed-material approach provides authentic architectural variety while demonstrating the construction sophistication that characterized mature suburban residential development during the advanced evolution of Flat Rock into a fully established suburban community when families sought sophisticated housing solutions that combined traditional architectural materials with contemporary design innovation and comprehensive suburban living convenience.

The window arrangement demonstrates the systematic approach to fenestration that characterized sophisticated contemporary colonial design, with varied window configurations including double-hung units and picture windows that maximize natural light and exterior views while maintaining the balanced composition and contemporary appearance valued in mature post-war suburban residential architecture. The mixed window types create functional interior environments while reflecting the architectural sophistication that guided mature suburban residential construction during the advanced years of the Late Period of Significance. The systematic fenestration with contemporary elements including large picture windows provides enhanced functionality and modern residential character while maintaining the architectural balance that distinguished sophisticated suburban construction during the mature post-war suburban development phase.

The integrated attached garage represents a significant architectural and functional innovation that enhances the building's suburban efficiency and residential convenience, with direct interior access and sophisticated integration into the main residential massing that creates both practical automotive accommodation and architectural cohesion while demonstrating the emphasis on suburban lifestyle convenience and comprehensive residential planning. The garage integration demonstrates the advanced automotive accommodation and suburban lifestyle efficiency that characterized both sophisticated contemporary colonial design and mature suburban community planning during the early 1960s, providing essential modern convenience while maintaining the architectural sophistication that distinguished advanced suburban residential development during the mature Village Industries period evolution into comprehensive suburban community status.

The mixed-material construction with its sophisticated treatment coordination and contemporary detailing demonstrates the construction approaches that characterized both advanced contemporary colonial architecture and successful mature

suburban development, providing exterior variety and architectural interest that established neighborhood distinction while maintaining the construction sophistication appropriate to advanced suburban neighborhoods during the mature evolution of Flat Rock's transformation into a fully established suburban-industrial community integrated within the comprehensive post-war metropolitan development patterns.

The two-story configuration with integrated garage and sophisticated massing provides comprehensive family living space while maintaining the architectural sophistication and residential character appropriate to advanced suburban neighborhoods, demonstrating the housing solutions that enabled continued successful family formation and community prosperity during the mature years of the Late Period of Significance when Flat Rock had achieved full suburban community status serving the broader automotive manufacturing region while maintaining its historical connection to the foundational Village Industries development. The building represents the sophisticated suburban residential architecture that served established families seeking comprehensive homeownership in neighborhoods that combined architectural innovation with suburban convenience and sophisticated family living arrangements during the mature post-war phase of community development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature ornamental plantings including distinctive specimen trees providing seasonal interest and residential character enhancement, and comprehensive driveway and walkway systems that demonstrate the suburban development patterns and sophisticated landscape design that characterized the Sheeks Boulevard neighborhood during the mature years of the Late Period of Significance. The landscape design reflects the advanced suburban community character that characterized mature post-war residential neighborhoods during the established period of Flat Rock's evolution as a fully developed suburban-industrial community integrated within the comprehensive metropolitan development framework.

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 1963, Mrs. Robin Proud resided at 28240 Sheeks.[1] In 1970, Dr. Russell Proud and Robin Proud resided at 28240 Sheeks.[2] In 1974, Winifred Proud, widow of Dr. Robert Harvey Proud, resided at 28240 Sheeks.[3]

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 28240 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early 1960s mature post-war residential development that demonstrated the complete suburban evolution and comprehensive community establishment of Flat Rock during the advanced phase of the Late Period of Significance, and under Criterion C: Architecture for its significance as representative contemporary colonial residential architecture that provided sophisticated housing solutions with advanced suburban design principles and comprehensive residential convenience for Flat Rock's established residential community during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1961 contemporary colonial dwelling represents the mature post-war residential development that demonstrated the complete suburban evolution and comprehensive community establishment of Flat Rock during the advanced phase of the Late Period of Significance, when the community had achieved full transformation from its foundational Village Industries origins into a comprehensive suburban center completely integrated within southeastern Michigan's mature post-war suburban expansion while maintaining its historical connection to automotive industry development and the industrial heritage that defined its foundational community transformation. The property embodies the sophisticated suburban residential construction that served the fully established community including prosperous families and automotive industry professionals who sought advanced housing solutions that reflected the community's complete integration into comprehensive post-war suburban development patterns while maintaining its foundational connection to the automotive manufacturing heritage that provided its economic foundation and historical identity.

The significance of this property as mature post-war Late Period residential architecture demonstrates the role of sophisticated suburban housing development in consolidating the community's complete evolution from industrial village to comprehensive suburban center during the advanced years of the historically significant development period. The contemporary colonial design with its emphasis on architectural sophistication and comprehensive suburban convenience represents the housing solutions that served the fully established community while demonstrating the residential

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

development patterns that completed Flat Rock's suburban character and maintained its connection to foundational Village Industries heritage and continued association with automotive industry development in southeastern Michigan during the mature post-war economic expansion and comprehensive suburban establishment.

Architectural Significance Under Criterion C: Architecture

This contemporary colonial dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of early 1960s mature post-war suburban residential architecture that represents the application of sophisticated suburban design principles to comprehensive community development during the advanced phase of suburban evolution within the Late Period of Significance. The two-story configuration with mixed-material construction, integrated attached garage, sophisticated massing composition, advanced fenestration including picture windows, and comprehensive architectural coordination illustrate the architectural approaches that characterized the complete evolution of residential development in communities that had achieved full suburban maturation while maintaining historical connections to their foundational industrial development and automotive manufacturing heritage.

The building represents an excellent example of the mature post-war suburban residential architecture that characterized the advanced phase of historically significant community development during the early 1960s, when sophisticated suburban design principles were being applied to fully established communities that had achieved complete transformation from their foundational industrial origins into comprehensive suburban centers integrated within mature post-war metropolitan development patterns. The contemporary colonial form with its emphasis on mixed-material construction, integrated automotive accommodation, sophisticated fenestration including large picture windows, and comprehensive architectural coordination demonstrates the architectural standards that characterized the advanced phase of the historically significant development period while reflecting the community's achievement of complete suburban status within the mature post-war metropolitan development framework.

This property represents the advanced evolution phase of the Late Period of Significance, demonstrating the complete maturation of Flat Rock's transformation from industrial village to comprehensive suburban community. Its architectural characteristics and development context contribute to the understanding of Flat Rock's successful evolution into a fully established suburban center. The contemporary colonial form and sophisticated suburban construction patterns reflect the community's complete modernization and comprehensive integration into regional mature post-war suburban development while maintaining its historical identity as a community founded through industrial development and automotive manufacturing heritage. The building demonstrates the architectural approaches that characterized the advanced phase of the historically significant development period during the mature post-war suburban establishment.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as representative mature post-war suburban residential architecture from the advanced years of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the neighborhood that represents the advanced phase of residential development during the mature evolution toward comprehensive suburban community status within the Late Period of Significance. The suburban setting preserves the mature post-war community planning patterns that characterized the advanced evolution of the Late Period of Significance while maintaining the residential context that supported sophisticated suburban residential construction during the early 1960s.

Design: The property exhibits excellent design integrity in its contemporary colonial characteristics, including the two-story massing with side-gabled roof configuration, mixed-material construction, integrated attached garage, sophisticated architectural coordination, and advanced architectural details that distinguished mature post-war suburban residential construction during the early 1960s advanced phase of the Late Period of Significance. The building maintains the essential design characteristics that made it representative of the sophisticated suburban housing solutions that completed the modern phase of the historically significant development period.

Materials: The building maintains its mixed-material construction with brick veneer and aluminum siding, integrated garage elements, advanced window configurations, and essential architectural components that demonstrate the sophisticated construction approaches that characterized early 1960s residential development during the advanced phase of the Late Period of Significance. The materials preserve the sophisticated suburban character and architectural integrity that reflected the construction standards appropriate to advanced housing that served Flat Rock's mature suburban community during the final years of the modern development phase within the historically significant period.

Workmanship: The construction demonstrates the building techniques and sophisticated suburban craftsmanship that characterized contemporary colonial residential development during the early 1960s, reflecting the construction approaches that enabled advanced modern suburban housing while completing the residential development patterns that concluded the evolution of the Late Period of Significance during Flat Rock's achievement of comprehensive suburban community status integrated within mature post-war metropolitan development patterns.

Feeling and Association: The property conveys the early 1960s mature suburban character that represented the advanced evolution phase of Flat Rock's historically significant development period, maintaining associative connections to the

community's complete evolution from Village Industries origins toward comprehensive suburban status while preserving its connection to the residential development patterns that completed the advanced phase of the Late Period of Significance and the community's historical transformation from industrial village toward fully established comprehensive suburban center integrated within the mature post-war metropolitan development framework.

The property at 28240 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the early 1960s mature post-war residential development that completed Flat Rock's evolution from Village Industries community toward comprehensive suburban center and its significance as representative contemporary colonial residential architecture that provided sophisticated suburban housing solutions during the advanced years of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's complete historical development through the advanced phase of the Late Period of Significance and the achievement of comprehensive suburban community status integrated within southeastern Michigan's mature post-war metropolitan development patterns while maintaining historical connections to the foundational automotive industry heritage.

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_094_99_0018_005; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28316 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0022_000 Lot #26 of Gordon-Dale Sub (1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098248		Long: -83.286029		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1951
Architectural Style	Post-WWII Ranch Building
Building Form	1-Story rectilinear building
Roof Form	Side-gabled with carport extension
Roof Materials	Asphalt shingles
Exterior Wall Materials	Painted brick veneer
Foundation Materials	Concrete
Window Materials	Aluminum and vinyl (replacement)
Window Type	Double-hung sash windows with shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
Area(s) of Significance	Community Planning and 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Current/Common Name	28316 Sheeks Blvd N				
Historic/Original Owner	William Goodreau (likely)				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				

Survey Date	30 August 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.

The residence at 29316 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the post-war suburban residential architecture of 1951, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a side-gabled roof configuration and integrated carport wing that creates the refined architectural profile that distinguished quality ranch construction during the established suburban development period when working families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1920.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1950s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration including integrated carport accommodation, characteristic early 1950s styling with painted brick veneer construction and traditional details, and superior construction methods reflect the design principles that had evolved during the decade following World War II when suburban development had achieved maturity and established families could invest in quality residential construction. The building's overall composition, particularly the side-gabled roof configuration with carport integration and the painted brick veneer construction with decorative shutters, demonstrates the quality ranch designs that emphasized refined suburban living while utilizing superior materials and construction techniques that characterized middle-class suburban development during the early 1950s.

The building features a side-gabled roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the established suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The side-gabled roof configuration demonstrates the architectural refinement that characterized established ranch architecture, providing both functional efficiency and refined visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1951. The roof extends to cover the integrated carport, creating unified architectural treatment that reflected the design sophistication that characterized quality suburban construction when established families sought comprehensive residential accommodations.

The exterior walls demonstrate painted brick veneer construction that reflects the quality material standards and refined design preferences that characterized middle-class residential construction during 1951. The consistent painted brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for quality ranch homes. The brick veneer construction painted in an attractive light color with decorative shutters reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the early 1950s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the established phase of the Late Period of Significance.

The window arrangement demonstrates the practical approach to fenestration that characterized established ranch design and quality suburban construction, with double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and practical function valued in quality ranch architecture. The windows feature decorative shutters that create visual interest and traditional appeal while reflecting the design principles that emphasized both modern function and traditional aesthetic elements in suburban residential design. The windows appear to be replacement units that maintain the original opening sizes and proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between practical residential function and refined architectural character that characterized quality ranch architecture during the established suburban development period.

The front entrance features centered placement with modest but refined architectural detailing that reflects the understated elegance that characterized quality ranch design during the early 1950s suburban development period. The entrance design demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the refined character that distinguished quality suburban residential construction. The entrance configuration reflects the suburban living standards that characterized established suburban communities during the early 1950s when established families sought quality residential accommodations within the prosperous industrial community.

The integrated carport demonstrates the sophisticated integration of practical suburban amenities with architectural design, featuring construction that maintains the visual continuity of the overall composition while providing the essential automotive accommodation that characterized suburban living during the early 1950s. The carport integration reflects the sophisticated site planning and architectural coordination that distinguished quality suburban development when established families required both refined design and practical convenience within their residential accommodations. The carport represents the automotive lifestyle accommodation that had become standard in suburban development, reflecting the prosperity and mobility that characterized suburban families during the established post-war period.

The property exhibits quality suburban landscape characteristics with well-maintained lawn areas enhanced by mature ornamental plantings including distinctive Japanese maple specimens that provide visual appeal and seasonal color, practical concrete walkways and driveway configuration, wooden privacy fencing that provides practical property definition, and refined site improvements that integrate the building with its quality residential setting while reflecting the established suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and quality site improvements demonstrate the middle-class suburban residential standards that characterized established suburban development and the continued maintenance investment that complements the building's refined ranch architectural 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 1954, William Goodreau resided at 28316.[1] In 1963, Marvin E. Marklein resided at 28316 Sheeks.[2] In 1970, Marvin E. Marklein resided at 28316 Sheeks.[3]

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 29316 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1951 ranch house represents the established phase of post-war suburban development that demonstrated the successful continuation of Flat Rock's transformation into a mature suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how quality residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with superior materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1951 while providing quality living standards and suburban lifestyle opportunities for established families. The 1951 construction date places this property within the established suburban development phase of the Late Period of Significance, when Flat Rock had successfully adapted to suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and established suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with superior materials within the mature suburban-industrial community. The quality ranch house with its painted brick veneer construction and integrated carport provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the refined design and suburban amenities that reflected middle-class prosperity and established suburban lifestyle expectations during the early 1950s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the established phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban

[1] 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.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

setting preserves the community planning patterns that characterized the established suburban transformation while maintaining the residential context that supported quality residential construction during 1951.

Design: The property exhibits good design integrity in its established ranch characteristics, including the single-story massing, side-gabled roof configuration, painted brick veneer construction, and refined proportions that distinguished quality suburban construction during 1951. The building maintains the essential established ranch design characteristics that made it representative of the quality housing solutions that provided refined residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its painted brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1951. While windows appear to be replacements, they maintain original proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the superior construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized established suburban development, reflecting the superior construction approaches and refined quality that made quality ranch homes attractive to established families while supporting community prosperity during the established suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1951. The setting demonstrates the established suburban character that was supported by quality residential architecture and other superior housing solutions that maintained continued community prosperity during the established suburban development period.

Feeling and Association: The property conveys the 1951 established suburban character that characterized Flat Rock's mature prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the refined design approaches that served the established suburban families.

The property's significance as a quality ranch house with superior materials and refined design makes it a valuable contributor to the district's ability to convey the established suburban transformation and middle-class prosperity that characterized the middle phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined refined architectural character with superior materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the established suburban development period.

The 1951 quality ranch house demonstrates the housing quality that supported continued industrial development by providing superior residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

The property at 29316 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful established suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained refined suburban development during the established phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1951 quality ranch construction with superior materials. The property exemplifies the refined residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1951, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving established suburban development standards during the established suburban development phase of the Late Period of Significance.

This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful establishment of mature suburban development. The 1951 construction date places it during the established suburban development period when the community had achieved suburban maturity while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's established prosperity during the early 1950s. Its refined ranch design with superior materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Good example of early 1950s quality ranch architecture with characteristic features including side-gabled roof configuration, painted brick veneer construction, integrated carport, refined window proportions with decorative shutters, and quality scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the established post-war suburban period.

This property almost certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and superior materials available through standard building industry channels during the early 1950s established suburban development period. The 1951 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The superior materials and refined construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1950s suburban development 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_094_99_0022_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28336 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0083_000 Lots 83, 84 & 85 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097942		Long: -83.286056		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1954
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick masonry
Foundation Materials	Brick/Concrete
Window Materials	Wood (original); some vinyl replacement
Window Type	Picture windows, sliding and single-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28336 Sheeks Blvd S						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	30 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 residence at 28336 Sheeks Street presents as a one-story brick ranch dwelling that exemplifies the mature suburban residential architecture of the mid-1950s, representing the established phase of residential development that served Flat Rock's sustained industrial workforce during the peak suburban expansion that characterized the community's evolution into a sophisticated suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic hip roof configuration with quality red brick masonry construction and prominent picture window that demonstrates the architectural sophistication and material quality that characterized residential development when Flat Rock had achieved recognition as a successful model of suburban-industrial planning that combined stable employment with quality residential neighborhoods. The structure demonstrates the substantial, middle-class residential architecture that attracted established working families to Flat Rock during the community's mature suburban development, reflecting the evolution from modest worker housing to quality family homes that accommodated the rising prosperity and sophisticated lifestyle expectations of the mid-1950s.

The building features a hip roof system that creates the characteristic low-profile silhouette while providing structural efficiency and visual sophistication that distinguished quality ranch architecture during the peak period of American suburban development in the mid-1950s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, horizontal lines and refined proportions valued in mature ranch design. The hip roof configuration demonstrates the architectural maturity that characterized suburban development when ranch design had evolved to sophisticated expressions that emphasized both structural efficiency and aesthetic refinement.

The exterior walls demonstrate red brick masonry construction that reflects the quality material standards and architectural permanence that characterized substantial residential development during the mid-1950s. The consistent brick construction provides authentic ranch-period appearance and structural durability while demonstrating the construction quality and material investment that characterized established suburban development in communities that had achieved economic stability and sophisticated residential markets. The brick masonry represents the architectural sophistication and material quality that distinguished quality family housing during the mature suburban expansion of the mid-1950s.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized mature ranch design, with a prominent picture window and traditional configurations arranged to maximize natural light and create visual connection between interior and exterior spaces through the emphasis on indoor-outdoor living that had become central to ranch architecture by the mid-1950s. The large picture window creates bright, modern interior environments while reflecting the full development of ranch design principles that emphasized integration with landscape and sophisticated spatial relationships. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and sophisticated integration with the landscape, with the hip roof and quality brick construction creating architectural distinction while maintaining the ground-hugging profile that defined mature suburban design during the mid-1950s. The symmetrical facade organization and careful proportioning demonstrate the design sophistication that characterized quality ranch construction when suburban communities had achieved architectural maturity and residential distinction.

The building includes refined architectural details such as the distinctive round window element in the gable end that demonstrates the attention to design sophistication and architectural interest that characterized quality ranch construction during the mature suburban period of the mid-1950s. These design elements reflect the architectural refinement and aesthetic sophistication that distinguished premium residential development when suburban communities were establishing their architectural character and residential quality.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature foundation plantings, and sophisticated landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's mature suburban character throughout the mid-1950s. The concrete driveway and suburban site planning demonstrate the refined residential environment that characterized mature suburban development when communities like Flat Rock had achieved recognition for quality residential neighborhoods.

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.

Donald Gaynier resided at 28336 Sheeks from 1959 through 1971.[1]

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 28336 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center, and under Criterion C: Architecture for its significance as quality brick ranch architecture that embodies the sophisticated design approaches that characterized residential development during the peak suburban expansion of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1954 brick ranch dwelling represents the mature suburban development that demonstrated the continued success of Flat Rock's evolution from Ford's experimental Village Industries location to an established suburban-industrial center during the sustained post-war period, when continued employment at Ford facilities and the broader industrial prosperity of southeastern Michigan had created stable demand for quality family housing that reflected the community's achievement of long-term economic stability and sophisticated residential character. The property embodies the refined suburban development that served the established skilled workforce families who had chosen Flat Rock as a permanent residential location, showing how quality brick ranch architecture provided substantial housing solutions that reflected the community's success in maintaining its character as a model of suburban-industrial planning that combined industrial employment with sophisticated residential neighborhoods.

The significance of this property as mature suburban architecture demonstrates the role of quality residential design in consolidating Flat Rock's reputation as an established community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural quality and residential stability. The brick ranch design represents the architectural maturity that characterized suburban development when communities like Flat Rock had achieved recognition as successful examples of suburban-industrial planning that provided quality residential environments while maintaining stable industrial employment.

Architectural Significance Under Criterion C: Architecture

This brick ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mature ranch architecture that represents the sophisticated development of suburban residential design during the mid-1950s, when ranch architecture had achieved full integration of design sophistication, quality materials, and refined proportioning. The hip roof configuration with quality brick masonry construction and sophisticated window arrangements illustrates the architectural maturity and design refinement that distinguished quality suburban development during the peak ranch period in American residential architecture.

The building represents an excellent example of the architectural sophistication that characterized American suburban development during the mid-1950s, when ranch design had achieved mature expression through quality material use, refined proportioning, and sophisticated design details that reflected the prosperity and lifestyle expectations of established suburban communities. The brick construction and architectural refinement demonstrate the quality and permanence that characterized residential architecture when suburban communities were establishing their long-term architectural character and residential distinction.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as mature ranch architecture that served Flat Rock's sophisticated suburban development during the peak expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's mature suburban expansion during the sustained post-war period. The suburban setting preserves the community planning patterns that characterized sophisticated suburban-industrial development while maintaining the residential context that supported quality brick ranch construction during the mid-1950s.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the hip roof configuration, brick masonry construction, sophisticated window arrangements, and refined architectural details that distinguished quality suburban housing during the mid-1950s. The building maintains the essential design characteristics that made it representative of the architectural sophistication that characterized Flat Rock's mature suburban development.

[1] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Materials: The building maintains its brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the mid-1950s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established and prosperous industrial workforce.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the mature ranch period, reflecting the construction refinement and design quality that made quality brick ranch housing attractive to established families while representing the community's achievement of suburban architectural sophistication.

Feeling and Association: The property conveys the mid-1950s mature suburban character that characterized Flat Rock's continued evolution as a sophisticated suburban-industrial community, maintaining associative connections to the quality housing solutions and refined design approaches that reflected the community's sustained success while preserving its connection to the sophisticated living standards that served the established industrial workforce.

The property at 29336 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center and its significance as quality brick ranch architecture that embodies the sophisticated design approaches of the mid-1950s during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained architectural sophistication and residential quality during the peak suburban expansion 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_094_04_0083_300, Lots 83, 84 & 85 in Henry Sheeks Sub. (June 1922); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28356 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0086_000 Lot# 86 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097660		Long: -83.286058		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1927
Architectural Style	Vernacular Cottage/Colonial Revival influence
Building Form	2-Story rectilinear building
Roof Form	Front-facing gable w/ intersecting side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	28356 Sheeks Blvd N
Historic/Original Owner	John & Katherine (nee Bauman) Wagner
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	30 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.

This c. 1927 vernacular residence is a 2-story gable-front dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early Village Industries-era residential development, predating the formal establishment of Ford's lamp plant by approximately one year, and retains its essential form and massing despite material alterations typical of the district's residential properties.

The house exhibits a traditional gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. A secondary side-gable projection extends from the north elevation, adding visual interest and additional interior space to the floor plan. The roof is covered with asphalt shingles in a dark gray tone, a standard replacement material that maintains appropriate appearance. A brick chimney rises from the interior of the roof near the ridge line, providing evidence of the original heating system and representing one of the few original exterior features that remains visible.

The exterior walls are clad in vinyl siding in a light gray color, a replacement material that obscures but does not fundamentally alter the building's original form and proportions. Corner boards and trim elements have been replaced with vinyl components that maintain the visual definition of the building's edges and openings. The foundation is constructed of concrete block, a standard foundation material for houses of this period in southeastern Michigan, visible at the base of the structure.

The front entrance is sheltered by a small gabled entry porch with an open design. The porch features a simple gabled roof supported by plain posts, with wooden steps providing access from grade level. The entry porch, while modest in scale, provides weather protection and establishes the primary entrance location on the front facade. The entrance door appears to be a replacement unit with a half-light upper panel.

The windows throughout the house are aluminum replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The front facade displays an asymmetrical arrangement with windows positioned to serve interior room layouts.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the north side of the house.

Character-defining features include the gable-front form with side-gable projection, the 2-story massing, the original brick chimney, and the overall residential scale and setback that contributes to the streetscape character of Sheeks Boulevard.

This two-story, single-family frame residence is situated on Lot 86 in the Gordon Dale Subdivision and in 1941, the address was 28356 Sheeks Blvd. N.[1]

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, Jack Wagner owned Lot 86 in the Gordon-Dale Sub.[2] In 1939, John and Katherine Wagner and family were living at 28356 Sheeks.[3] In 1940, John & Katherine Wagner and family were living at 28328 Sheeks Blvd., and Jack was employed as a general foreman for the auto factory.[4] Jack Wagner Sr. registered for the draft [WW2] on 16 Feb 1942; he was born 3 Dec 1900, was employed by Ford Motor Company Corporation (Flat Rock, Michigan) and he and his family resided at 28356 Sheeks Blvd. in Flat Rock, Michigan.[5] Jack Wagner Jr., his son, registered for the draft [WW2] on 29 June 1942; he was born 9 August 1923, was employed by the Great Lakes Steel Corporation (Ecorse, Michigan) and his parents resided at 28356 Sheeks Blvd. in Flat Rock, Michigan; he served and was discharged on 2 March 1946.[6]

In 1950, Katherine Wagner, now divorced, resided at 28356 Sheeks.[7] Katherine Wagner resided at 28356 Sheeks through 1968.[8] Katherine died on 26 April 1969 and is buried in Oak Ridge Cemetery.[9]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Sheeks Blvd.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 128; citing entry for Jack Wagner; held by Brownstown Township Historical Society

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

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 91, for John & Katherine Wagner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 13 of 1034; United States. National Archives and Records Administration.

[5] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRZ-5KX7 : accessed 4 Dec 2025), entry for John J Wagner Sr., 16 Feb 1942.

[6] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRZ-PFYD : accessed 4 Dec 2025), entry for Jack Wagner Jr., 29 Jun 1942.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 219, for Katherine Wagner; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 22 of 58; United States. National Archives and Records Administration.

[8] 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.

[9] FindAGrave.com (https://www.findagrave.com/memorial/181681477/katherine-e.-wagner : accessed 5 Dec 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 28356 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the late 1920s affordable residential development that demonstrated the comprehensive success of Henry Ford's Village Industries model in providing diverse housing options for working families of varying economic circumstances, and under Criterion C: Architecture for its significance as representative vernacular cottage residential architecture that provided practical housing solutions with economical construction and dignified residential character for Flat Rock's expanding industrial workforce during the mature years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1927 vernacular cottage dwelling represents the diverse residential development that demonstrated the comprehensive success of Henry Ford's Village Industries model in providing affordable housing options for working families of varying economic circumstances during the peak years of the late 1920s, when Flat Rock had evolved from its foundational industrial expansion into a stable suburban-industrial community offering a complete range of housing solutions for its established workforce. The property embodies the practical residential construction that served working families who had been attracted by the sustained employment opportunities created through the Headlamp Plant and Village Industries program, showing how affordable cottage residential architecture provided essential housing solutions that enabled community diversity while offering economical homeownership opportunities for working families seeking practical residences within the mature industrial community.

The significance of this property as mature Village Industries affordable residential architecture demonstrates the role of diverse housing development in sustaining comprehensive suburban development that supported continued industrial growth during the established years of the late 1920s while maintaining architectural dignity and community-oriented design principles across economic levels. The cottage design with its practical construction and dignified appearance represents the housing solutions that were central to successful Village Industries planning, creating neighborhoods that fostered social diversity and community stability among working families seeking affordable housing within the developed suburban-industrial community during the mature phase of comprehensive residential development.

Architectural Significance Under Criterion C: Architecture

This vernacular cottage dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of practical affordable residential architecture that represents the application of economical community-oriented design principles to working-class housing during the late 1920s. The one-and-one-half-story configuration with front-facing gable and side wing, simplified clapboard exterior treatment, practical fenestration arrangement, and economical construction details illustrate the architectural approaches that made cottage design attractive to working families seeking both affordable construction and dignified residential character that reflected their homeownership aspirations within the developing suburban-industrial community.

The building represents an excellent example of the practical community-oriented residential architecture that characterized affordable cottage development during the late 1920s, when economical design principles were being successfully applied to the housing needs of working families seeking reliable homeownership within established suburban-industrial communities. The front-gabled orientation with practical construction details and dignified residential appearance demonstrate the architectural standards that made efficient cottage residential design attractive to working families while supporting the development of diverse residential neighborhoods that fostered community interaction and economic diversity during the mature Village Industries period.

This property exhibits some characteristics that could be consistent with modest catalog kit home construction or locally-built construction that incorporated popular cottage design elements available during the late 1920s affordable housing expansion. The front-gabled cottage form with practical proportions and simplified construction details align with economical design principles, though the specific architectural configuration with side wing addition may represent either catalog home customization or local building practices that adapted popular cottage design elements to specific family housing needs. The building represents practical affordable residential architecture that demonstrates the housing solutions available to working families during the mature Village Industries expansion period, regardless of its specific construction origins.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as practical cottage residential architecture that served Flat Rock's affordable housing development during the mature years of the Village Industries success.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the neighborhood that developed to accommodate the diverse residential expansion that supported Henry Ford's established industrial operations. The suburban setting preserves the community planning patterns that characterized the mature suburban-industrial development while maintaining the residential context that supported practical cottage residential construction during the late 1920s established period.

Design: The property exhibits good design integrity in its cottage characteristics, including the one-and-one-half-story massing with front-facing gable and side wing configuration, practical fenestration patterns, and simplified architectural details that distinguished affordable residential construction during the late 1920s. The building maintains the essential design characteristics that made it representative of the practical housing solutions that provided residential dignity while enabling affordable homeownership in Flat Rock.

Materials: The building maintains its wood clapboard siding construction, practical window arrangements, and essential architectural elements that demonstrate the economical material approaches that characterized cottage residential development during the late 1920s. The materials preserve the dignified character and architectural integrity that reflected the construction standards appropriate to affordable housing that served Flat Rock's working families while maintaining community-oriented design quality and practical family living arrangements during the mature development period.

Workmanship: The construction demonstrates the building techniques and practical craftsmanship that characterized affordable cottage residential development, reflecting the construction approaches that enabled economical housing while maintaining residential dignity appropriate to working families seeking homeownership within the mature Village Industries community during the established phase of suburban-industrial development.

Feeling and Association: The property conveys the late 1920s affordable residential character that characterized Flat Rock's diverse housing development, maintaining associative connections to the practical housing solutions and economical construction that enabled comprehensive community development while preserving its connection to the cottage character and community values that served working families during the mature Village Industries transformation and diverse residential development during the established period of suburban-industrial growth.

The property at 28356 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the late 1920s affordable residential development that demonstrated the comprehensive success of Henry Ford's Village Industries model in providing diverse housing options and its significance as practical vernacular cottage residential architecture that provided economical housing solutions with dignified residential character for Flat Rock's working families during the mature years of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's comprehensive development through diverse housing options and the practical residential architecture that enabled inclusive community development during the established Village Industries expansion.

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 #_094_04_0086_000 Lot# 86 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28406 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0087_000 Lot# 87 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097543		Long: -83.286033		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1974	
Architectural Style	Ranch/Suburban Modern	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with front gable accent	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete block	
Window Materials	Aluminum (replacement)	
Window Type	Single-hung and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1974-1975 (Late Period of Significance) - **50-Year Rule**					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic/Original Owner	Mike Dusseau					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	30 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 residence at 28406 Sheeks Boulevard North presents as a single-story ranch dwelling constructed in 1974 that exemplifies the suburban residential architecture of the early 1970s, representing the final phase of residential development that concluded Flat Rock's transformation from its foundational industrial expansion through the Village Industries program into a fully established suburban-industrial community integrated within southeastern Michigan's broader metropolitan development patterns. The building exhibits characteristic ranch massing with side-gabled roof configuration, brick veneer construction, and attached garage integration that demonstrates the architectural standardization and suburban planning principles that characterized mature residential development when Flat Rock had evolved into a stable suburban community serving the broader automotive manufacturing region during the concluding years of the Late Period of Significance.

This building exhibits characteristics that reflect the standardized suburban residential construction that became prevalent during the early 1970s, when mass-produced housing development had evolved beyond the catalog kit home era into comprehensive subdivision planning that provided efficient, modern housing solutions for established working families seeking contemporary residential amenities within suburban communities. The ranch form with its emphasis on horizontal massing, integrated garage design, and simplified architectural detailing represents the residential architecture that served Flat Rock's mature suburban development during the final years of the Late Period of Significance when the community had achieved full integration into the regional suburban landscape.

The building features a characteristic side-gabled roof system with front-facing gable accent that creates the horizontal emphasis fundamental to ranch design while providing efficient single-story living arrangements that became preferred by suburban families during the early 1970s mature development period. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the simplified appearance valued in ranch architecture. The side-gabled configuration with front accent gable demonstrates the design approaches that characterized standardized suburban residential construction, providing efficient family living space while maintaining the architectural simplicity that distinguished ranch construction during the concluding Village Industries period.

The exterior walls demonstrate brick veneer construction over frame structure that reflects the material preferences and construction technologies that characterized early 1970s suburban residential development and the ranch preference for durable, low-maintenance exterior treatments that provided traditional appearance with contemporary construction efficiency. The brick veneer provides authentic masonry appearance while demonstrating the construction approaches that characterized mature suburban residential development during the final phase of Flat Rock's evolution into a fully established suburban community when families sought modern housing solutions that combined traditional architectural character with contemporary convenience and simplified maintenance requirements.

The window arrangement demonstrates the systematic approach to fenestration that characterized efficient ranch design, with varied window configurations including picture windows and single-hung units that maximize natural light and exterior views while maintaining the horizontal emphasis and simplified appearance valued in suburban ranch architecture. The mixed window types create functional interior environments while reflecting the architectural efficiency that guided mature suburban residential construction during the established final period of the Late Period of Significance. The systematic fenestration with contemporary configurations provides enhanced functionality while maintaining the architectural character that distinguished efficient ranch construction during the concluding development phase.

The integrated attached garage represents a significant architectural and functional feature that enhances the building's suburban character and residential efficiency, with direct interior access and generous proportions that create both practical vehicle storage and additional utility space integrated seamlessly into the main residential structure. The garage integration demonstrates the emphasis on automotive convenience and suburban lifestyle efficiency that characterized both ranch residential design and mature suburban community planning during the early 1970s, providing essential automotive accommodation while maintaining the architectural cohesion that distinguished standardized suburban residential development during the final Village Industries period.

The brick veneer construction with its durable material treatment and simplified detailing demonstrates the construction approaches that characterized both efficient ranch architecture and successful mature suburban development, providing exterior durability that reduces maintenance requirements while maintaining the architectural quality appropriate to established suburban neighborhoods during the concluding phase of Flat Rock's transformation into a fully mature suburban-industrial community integrated within the broader metropolitan development patterns.

The single-story ranch configuration provides efficient family living space while maintaining the architectural simplicity and residential character appropriate to established suburban neighborhoods, demonstrating the housing solutions that enabled continued family formation and community stability during the final years of the Late Period of Significance when Flat Rock had achieved full maturation as a suburban community serving the broader automotive manufacturing region. The building represents the efficient suburban residential architecture that served established working families seeking modern

homeownership in neighborhoods that combined architectural practicality with suburban character and contemporary family living arrangements during the concluding phase of the community's historical development period.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees providing residential character, and concrete driveway access to the integrated garage that demonstrate the suburban development patterns and landscape design that characterized the Sheeks Boulevard neighborhood during the final years of the Late Period of Significance. The landscape design reflects the suburban community character that characterized mature residential neighborhoods during the concluding period of Flat Rock's evolution into a fully established suburban-industrial community.

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.

Myron (Mike) Dusseau has resided at 28406 Sheeks Boulevard North for many years and operated a tax accounting business from this address.[1]

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 28406 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the concluding phase of residential development that demonstrated the complete maturation of Flat Rock's evolution from Henry Ford's Village Industries community into a fully established suburban center, and under Criterion C: Architecture for its significance as representative ranch residential architecture that provided modern housing solutions with suburban efficiency and contemporary design for Flat Rock's established residential community during the final years of the Late Period of Significance (1920-1975), extended through 50-year rule application).'

50-Year Rule Application: Under the National Register's 50-year rule, properties constructed in 1974 have achieved the requisite age for historical evaluation as of 2024, allowing for assessment of this property's potential contribution to the understanding of Flat Rock's complete developmental history through the conclusion of the Late Period of Significance and the community's evolution into a mature suburban center.

Historical Significance Under Criterion A: Event

This 1974 ranch dwelling represents the concluding phase of residential development that demonstrated the complete maturation of Flat Rock's evolution from its foundational Village Industries origins into a fully established suburban community integrated within southeastern Michigan's broader metropolitan development patterns during the final years that can be considered within the extended Late Period of Significance. The property embodies the suburban residential construction that served the established community that had evolved from the original Village Industries workforce into a mature suburban population seeking modern housing solutions that reflected the community's complete integration into regional suburban development patterns while maintaining its historical connection to the automotive manufacturing heritage that defined its foundational transformation.

The significance of this property as concluding Late Period residential architecture demonstrates the role of contemporary suburban housing development in completing the community's evolution from industrial village to mature suburban center during the final years of the historically significant development period. The standardized ranch design with its emphasis on suburban efficiency represents the housing solutions that served the fully established community while maintaining the residential development patterns that connected Flat Rock's mature suburban character to its foundational Village Industries heritage and historical association with automotive industry development in southeastern Michigan.

Architectural Significance Under Criterion C: Architecture

This ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of early 1970s suburban residential architecture that represents the application of standardized suburban design principles to mature community development during the concluding years of the Late Period of Significance. The single-story ranch configuration with integrated garage, brick veneer construction, simplified architectural details, and efficient suburban spatial organization illustrate the architectural approaches that characterized the final phase of residential development in communities that had achieved full suburban maturation while maintaining historical connections to their foundational industrial development and automotive manufacturing heritage.

The building represents an excellent example of the suburban residential architecture that characterized the concluding phase of historically significant community development during the early 1970s, when standardized suburban design

[1] Personal knowledge of Rhonda Buehrer, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Buehrer is a member of the Flat Rock Historical Commission and her husband's family have been multi-generational residents of Flat Rock, August 2025.

principles were being applied to mature communities that had evolved from their foundational industrial origins into fully established suburban centers. The ranch form with its emphasis on horizontal massing, integrated automotive accommodation, and simplified construction details demonstrates the architectural standards that characterized the final phase of the historically significant development period while reflecting the community's evolution into mature suburban status.

While this property represents the concluding phase of the Late Period of Significance rather than the foundational Village Industries era, its architectural characteristics and development context contribute to the complete understanding of Flat Rock's evolution from industrial village to mature suburban community. The ranch form and suburban development patterns reflect the community's successful transformation and integration into regional suburban growth while maintaining its historical identity as a community founded through industrial development and automotive manufacturing heritage. The building demonstrates the architectural approaches that characterized the final phase of the historically significant development period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its significance as representative suburban residential architecture from the concluding phase of the Late Period of Significance under 50-year rule application.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the neighborhood that represents the final phase of residential expansion that concluded Flat Rock's historically significant development period. The suburban setting preserves the mature community planning patterns that characterized the concluding phase of the Late Period of Significance while maintaining the residential context that supported ranch residential construction during the early 1970s.

Design: The property exhibits good design integrity in its ranch characteristics, including the single-story massing with side-gabled roof configuration, integrated attached garage, brick veneer construction, and simplified architectural details that distinguished suburban residential construction during the early 1970s concluding phase of the Late Period of Significance. The building maintains the essential design characteristics that made it representative of the suburban housing solutions that concluded the historically significant development period.

Materials: The building maintains its brick veneer construction, integrated garage elements, and essential architectural components that demonstrate the suburban construction approaches that characterized early 1970s residential development during the concluding phase of the Late Period of Significance. The materials preserve the suburban character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's mature suburban community during the final years of the historically significant development period.

Workmanship: The construction demonstrates the building techniques and suburban standardization that characterized ranch residential development during the early 1970s, reflecting the construction approaches that enabled efficient suburban housing while concluding the residential development patterns that defined the Late Period of Significance during Flat Rock's evolution into a fully mature suburban community integrated within regional metropolitan development.

Feeling and Association: The property conveys the early 1970s suburban character that represented the concluding phase of Flat Rock's historically significant development period, maintaining associative connections to the community's complete evolution from Village Industries origins to mature suburban status while preserving its connection to the residential development patterns that concluded the Late Period of Significance and the community's historical transformation from industrial village to established suburban center.

The property at 28406 Sheeks Boulevard North is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C, with 50-year rule application, for its representation of the concluding phase of residential development that completed Flat Rock's evolution from Village Industries community to mature suburban center and its significance as representative early 1970s ranch residential architecture that provided contemporary housing solutions during the final years of the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's complete historical development through the conclusion of the Late Period of Significance and the achievement of mature suburban community status integrated within southeastern Michigan's broader metropolitan development patterns.

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_094_04_0087_000 Lot# 87 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28414 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0088_000 Lot# 88 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097392		Long: -83.285994		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1927	
Architectural Style	Vernacular Cottage	
Building Form	2-Story rectilinear building	
Roof Form	Front Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood siding	
Foundation Materials	Concrete Block	
Window Materials	Mixed - Wood (original) & Replacement	
Window Type	Double-hung sash, one-over-one	
Outbuildings	Yes ☒	No ☐
Number/Type:	Small Shed	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Historic/Original Owner	Max & Mildred Morrsion						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 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.

This c. 1927 vernacular cottage is a 2-story gable-front dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early Village Industries-era residential development and exhibits notably good material integrity through retention of original wood clapboard siding and some original wood windows, distinguishing it from many properties in the district that have undergone more extensive material replacement.

The house exhibits a gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. Secondary side-gable projections extend from the side elevations, adding visual interest and creating the picturesque roofline characteristic of vernacular cottage designs of the 1920s. The roof is covered with asphalt shingles in a dark gray or black tone, and a brick chimney rises from the rear portion of the roof, providing evidence of the original heating system.

The exterior walls are clad in original wood clapboard siding painted in a light tan or beige color, representing exceptional preservation of historic building materials. The wood siding appears to be well-maintained and in good condition, with consistent exposure widths and tight joints that demonstrate both the quality of original construction and ongoing preservation efforts by property owners. White-painted wood trim defines window and door openings, corner boards, and the transition between wall surfaces and roof elements. This retention of original wood siding is increasingly rare in the district and provides valuable evidence of early 20th-century construction materials and techniques.

The front facade features a small gabled entry porch that provides shelter for the main entrance. The porch has a steeply pitched gable roof that echoes the main roof form, supported by simple posts with a wooden railing system featuring square balusters. Wooden steps lead up to the porch deck, and lattice panels enclose the area below the porch, a characteristic detail of the period. The entry porch configuration demonstrates the modest but functional design approach typical of worker housing from this era.

The fenestration pattern displays the asymmetrical arrangement characteristic of vernacular cottages designed around interior room layouts rather than strict exterior symmetry. The front gable features paired double-hung windows at the second-floor level, providing light to upper bedrooms while creating a focal point within the gable field. First-floor windows are arranged according to interior function, with paired windows on one side of the entrance and a single window on the other. Some windows appear to retain their original wood frames with traditional proportions, while others have been replaced with aluminum units that maintain the original opening sizes and configurations. The retention of some original wood windows contributes significantly to the property's material integrity.

The foundation is constructed of concrete block, visible at grade level, representing standard foundation construction for the period. The foundation appears to be in good condition and maintains the building's structural integrity.

The property occupies a generous lot with mature deciduous trees that frame the house and provide shade, contributing to the established residential character of the streetscape. A concrete driveway provides access to the rear of the property where a small shed is located for storage purposes. The landscaping includes foundation plantings and maintained lawn areas consistent with the residential neighborhood character.

Character-defining features include the gable-front form with side-gable projections, the 2-story massing, the original wood clapboard siding, the retention of some original wood windows, the gabled entry porch with wooden railings and lattice details, the brick chimney, and the overall cottage-like residential character that exemplifies modest worker housing from the Village Industries era.

This two-story, single-family frame residence is situated on Lot 88 in the Gordon-Dale Subdivision of the Village of Flat Rock and in 1941, the address was 28414 Sheeks Blvd.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Sheeks Blvd.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

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, lot 88 in the Gordon-Dale Subdivision was listed in the tax rolls with no owner of record listed; however, there is evidence of recent construction of a home valued at $1,200 [in 1927].[2] In 1931, C. Oxford [?] owned Lot 88 in the Gordon-Dale Subdivision and the house thereon.[3] In 1939, H. Hanson [410, W. Forest St., Ypsilanti, Michigan], owned lot 88 in the Gordon-Dale Subdivision and the residence thereon, 28414 Sheeks Blvd.[4] In 1942, Holger Hanson owned lot 88 in the Gordon-Dale Subdivision and the residence thereon, 28414 Sheeks Blvd.[5] Holger Hanson was a retired banker, never been married, and was living in his brother-in-law's household in Ypsilanti with his sister and their elderly mother.[6]

In 1939, Max and Mildred Morrison and family resided at 28414 Sheeks.[7] In 1940, Max & Mildred Morrison and family were renting at 28414 Sheeks Blvd., and Max was employed as a stillman for an oil refinery.[8] Max Hugh Morrison registered for the draft on 16 Feb 1942; he affirmed he was married to Mildred, was employed by the Socony Vacuum Co. (Trenton, Michigan) and his family resided at 28414 Sheeks Blvd.[9]

In 1950, Max and Mildred Morrison resided at 28414 Sheeks; and Max Morrison worked as stillman at an oil refinery.[10] Max Morrison resided at 28414 Sheeks Blvd. until 1972; he passed away on 14 July 1980.[11]

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 **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early Village Industries-era residential development with notably good material integrity, including original wood clapboard siding and some original wood windows, making it a significant example of the worker housing that supported Ford's industrial community.

Criterion A - Community Planning and Development: Constructed c. 1927, immediately preceding the establishment of Ford's Village Industries lamp plant in Flat Rock, this house represents the residential development that anticipated and subsequently supported Ford's decentralized manufacturing experiment. The property illustrates the type of modest two-story cottage that enabled Ford workers to achieve homeownership and establish stable family residences within the community. Sheeks Boulevard developed as a residential street serving workers employed at Ford's Flat Rock facility, and this property exemplifies the housing stock that contributed to the exceptional homeownership rates distinguishing Village Industries communities from typical industrial centers.

Village Industries Context: The property's c. 1927 construction date places it at the very beginning of the Village Industries transformation of Flat Rock. Ford announced plans for the Flat Rock lamp plant in 1928, and workers seeking housing in advance of employment opportunities contributed to residential development along streets like Sheeks Boulevard. This residence represents the anticipatory housing development that preceded formal plant operations and accommodated the influx of workers and families drawn by Ford's industrial presence.

Material Integrity Significance: The retention of original wood clapboard siding distinguishes this property from many others in the district that have been re-sided with vinyl or aluminum. Original wood siding is increasingly rare and provides valuable evidence of early 20th-century construction materials, techniques, and aesthetic preferences. The partial retention of original wood windows further enhances the property's integrity and demonstrates the construction quality and craftsmanship of the period. This

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged by subdivision; citing page 116, entry for lot 88 of the Gordon-Dale Sub; held by Brownstown Township Historical Society

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; citing page 128, entry for C. Oxford; held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; citing page 213, entry for H. Hanson; held by Brownstown Township Historical Society

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" paginated, arranged by subdivision; citing vol. 2, page 364, entry Holger Hanson; held by Brownstown Township Historical Society

[6] 1940 U.S. census, Washtenaw County, Michigan, population schedule, Ypsilanti Township,City of Ypsilanti: Ward 3,enumeration district (ED) 81-62, sheet 6A, dwelling 153, for Clifton Wescott and household; NARA microfilm publication T627, roll 1823; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K41B-PQ9 : accessed 5 Dec 2025), FHL# 005461709, Image 851 of 1110; United States. National Archives and Records Administration. *Note: We cannot find a connection between Holger Hanson and Flat Rock, it is likely he purchased the lot/home for investment purposes.*

[7] [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: (1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5B, dwelling 87, family ,Max & Mildred Morrison and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

[9] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPT3-W3SJ : accessed 5 Dec 2025), Entry for Max Hugh Morrison, 16 Feb 1942.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 220, for Max & Mildred Morrison; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 22 of 58; United States. National Archives and Records Administration.

[11] "Michigan, Obituaries, 1820-2006", FamilySearch (https://www.familysearch.org/ark:/61903/1:1:QL9V-ZYRF : accessed 5 Dec 2025), entry for Max Morrison, died 14 July 1980.

level of material preservation makes the property particularly valuable for understanding the original appearance and construction of Village Industries-era worker housing.

Integrity Assessment: The property retains integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is preserved through the gable-front cottage form with side-gable projections, entry porch, and overall massing. Integrity of materials is notably strong due to retention of original wood clapboard siding and some original wood windows, with the concrete block foundation also original. Integrity of workmanship is evident in the well-preserved wood siding with consistent coursing and the surviving original windows. Integrity of setting is maintained through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family cottage from the Village Industries era with unusual authenticity due to material preservation.

Contributing Status Rationale: This property represents an excellent example of a contributing resource due to its combination of historical significance and material integrity. The retention of original wood siding and partial retention of original windows distinguishes it from many properties in the district and makes it particularly valuable for understanding the original character of Village Industries-era residential development on Sheeks Boulevard.

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

The c. 1927 construction date places this property at the beginning of Ford's Village Industries program in Flat Rock, representing the residential development that supported and anticipated industrial employment in the community. The retention of original wood clapboard siding is increasingly rare in the district and provides valuable evidence of early 20th-century construction materials and the original appearance of worker housing. The partial retention of original wood windows further enhances material integrity and demonstrates the construction quality characteristic of the period.

The property retains its original gable-front cottage form with side-gable projections, 2-story massing, and gabled entry porch with period details including wooden railings and decorative lattice beneath the porch deck. Original features including the brick chimney, concrete block foundation, and white-painted wood trim elements provide additional material evidence of original construction and craftsmanship. The property maintains appropriate scale, setback, and orientation that contribute to the established residential streetscape character of Sheeks Boulevard, and it retains integrity in all seven aspects, making it an excellent representative example of Village Industries-era residential development.

The original wood clapboard siding has been retained and remains in well-maintained condition, while some original wood windows have been preserved alongside later aluminum replacements that maintain original opening sizes and configurations. The gabled entry porch preserves its period configuration with lattice details, and the property remains on its original site with mature landscape elements that contribute to the historic setting. The residential character and streetscape relationship have been maintained throughout the property's history.

Minor alterations including the replacement of some windows with aluminum units, possible replacement components in the porch railings, and asphalt roof shingles do not diminish the property's contributing status. These represent typical maintenance and material updates that are common throughout the district and do not compromise the property's ability to convey its historical significance and associations with Village Industries-era community 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_094_04_0088_000 Lot# 88 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28436 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0090_000 Lot# 90 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097111	Long: -83.286007			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1955	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with moderate pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Brick	
Window Materials	Vinyl (replacement windows)	
Window Type	Sliding windows and picture window	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1955-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒ Windows	Moved ☐ Date(s):
Historic Owner:	Frank Jones Family		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		
Builder/Contractor	Unknown		

Survey Date	30 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 residence at 28436 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1955, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the mid-1950s suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized mature ranch design principles and quality materials that had become standard during the prosperous mid-1950s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic mid-1950s styling with red brick veneer construction and contemporary details, and superior construction methods reflect the design principles that had evolved during the three decades following the establishment of Ford's Village Industries when suburban development had achieved full maturity and established families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with enclosed front entrance area, demonstrates the refined ranch designs that emphasized sophisticated suburban living while utilizing premium materials and construction techniques that characterized middle-class suburban development during the mid-1950s.

The building features a hip roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The hip roof configuration demonstrates the architectural refinement that characterized mature ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1955. The roof configuration creates varied interior spaces and refined exterior massing that reflected the design sophistication that characterized quality suburban construction when established families sought distinctive residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized middle-class residential construction during 1955. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for premium ranch homes. The brick veneer construction reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the mid-1950s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the established phase of the Late Period of Significance.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mature ranch design and quality suburban construction, with a combination of double-hung sash windows and picture windows that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary ranch architecture. The windows appear to be replacement vinyl units that maintain the original opening sizes and general proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between contemporary residential function and refined architectural character that characterized quality ranch architecture during the mature suburban development period.

The front entrance area features an enclosed porch or vestibule configuration that provides both practical weather protection and architectural interest while reflecting the design adaptations that characterized ranch residential construction during 1955. The enclosed entrance area demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The entrance configuration reflects the suburban living standards that characterized established suburban communities during the mid-1950s when established families sought quality residential accommodations within the prosperous industrial community.

The prominent brick chimney demonstrates the integration of functional elements with architectural design, featuring red brick construction that provides essential heating accommodation while contributing to the overall architectural composition that characterized residential construction during the mid-1950s. The chimney design reflects the attention to

architectural detail that distinguished quality suburban development when established families sought both functional efficiency and architectural refinement within their residential accommodations.

The property exhibits quality suburban landscape characteristics with well-maintained lawn areas enhanced by mature deciduous and evergreen trees that provide substantial shade and visual appeal, practical concrete walkways and driveway configuration, and site improvements that integrate the building with its middle-class residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood.

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 1955, Frank Jones resided at 28436 Sheeks Blvd.[1] In 1963, Dean F. Jones, Frank Jones and Mary Louise Jones resided at 28436 Sheeks.[2] In 1970, Dean F. Jones, Mrs. F.H. Jones and Mary Louise Jones resided at 28436 Sheeks.[3]

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 28436 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1955 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1955 ranch house represents the mature phase of post-war suburban development that demonstrated the continued success of Flat Rock's transformation into a sophisticated suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1955 while providing quality living standards and suburban lifestyle opportunities for established families. The 1955 construction date places this property within the mature suburban development phase of the Late Period of Significance, when Flat Rock had successfully achieved full suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with premium materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and contemporary details provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the refined design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the mid-1950s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the mature phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban

[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

setting preserves the community planning patterns that characterized the mature suburban transformation while maintaining the residential context that supported quality residential construction during 1955.

Design: The property exhibits good design integrity in its mature ranch characteristics, including the single-story massing, hip roof configuration, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1955. The building maintains the essential mature ranch design characteristics that made it representative of the quality housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1955. While windows appear to be replacements, they maintain general proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized mature suburban development, reflecting the premium construction approaches and sophisticated quality that made quality ranch homes attractive to established families while supporting community prosperity during the mature suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1955. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the mature suburban development period.

Feeling and Association: The property conveys the 1955 mature suburban character that characterized Flat Rock's sophisticated prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the middle phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined sophisticated architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the mature suburban development period.

The 1955 quality ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how sophisticated residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

The property at 28436 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1955 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained sophisticated suburban development during the mature phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1955 quality ranch construction with premium materials. The property exemplifies the sophisticated residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1955, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the mature suburban development phase of the Late Period of Significance.

This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1955 construction date places it during the mature suburban development period when the community had achieved full suburban sophistication while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's mature prosperity during the mid-1950s. Its refined ranch design with premium materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Good example of mid-1950s quality ranch architecture with characteristic features including hip roof configuration, red brick veneer construction, contemporary window arrangements, enclosed front entrance area, prominent brick chimney, and refined scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the mature post-war suburban period.

This property certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the mid-1950s mature suburban development period. The 1955 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established mid-1950s suburban development 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_094_04_0090_000 Lot# 90 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28446 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0091_000 Lot# 91 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096975		Long: -83.286014		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1951	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with multiple sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement windows)	
Window Type	Double-hung sash windows and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28466 Sheeks Blvd N						
Historic/Original Owner	Clarence Johnson & Ann (nee Bergmoser) Williams						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	30 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 residence at 28446 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the post-war suburban residential architecture of 1951, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the early 1950s suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1950s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic early 1950s styling with red brick veneer construction and contemporary details, and superior construction methods reflect the design principles that had evolved during the three decades following the establishment of Ford's Village Industries when suburban development had achieved maturity and established families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with integrated porch and terrace elements, demonstrates the refined ranch designs that emphasized sophisticated suburban living while utilizing premium materials and construction techniques that characterized middle-class suburban development during the early 1950s.

The building features a hip roof system with multiple sections that provides the sophisticated architectural profile characteristic of quality ranch design during the established suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The hip roof configuration with multiple sections demonstrates the architectural refinement that characterized established ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1951. The complex roof system creates varied interior spaces and refined exterior massing that reflected the design sophistication that characterized quality suburban construction when established families sought distinctive residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized middle-class residential construction during 1951. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for premium ranch homes. The brick veneer construction reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the early 1950s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the established phase of the Late Period of Significance.

The window arrangement demonstrates the contemporary approach to fenestration that characterized established ranch design and quality suburban construction, with a combination of double-hung sash windows and picture windows that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary ranch architecture. The windows appear to be replacement vinyl units that maintain the original opening sizes and general proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between contemporary residential function and refined architectural character that characterized quality ranch architecture during the established suburban development period.

The front porch features columns that create architectural focus and provide practical weather protection while reflecting the traditional design influences that remained popular in suburban residential construction during 1951. The porch configuration demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The columned porch reflects the design vocabulary that combined contemporary ranch principles with traditional American architectural references, creating distinctive residential statements that appealed to established suburban families.

The integrated brick terrace/patio demonstrates the sophisticated integration of outdoor living amenities with architectural design, featuring brick construction that maintains visual continuity with the main structure while providing enhanced outdoor recreation space that characterized suburban living during the early 1950s. The terrace reflects the sophisticated site planning and architectural coordination that distinguished quality suburban development when established families required both refined design and recreational convenience within their residential accommodations. The brick terrace represents the outdoor lifestyle accommodation that had become standard in quality suburban

development, reflecting the prosperity and leisure expectations that characterized suburban families during the established post-war period.

The property exhibits quality suburban landscape characteristics with well-maintained lawn areas enhanced by mature deciduous trees and ornamental shrubs that provide substantial visual appeal and seasonal interest, practical concrete walkways and driveway configuration, and refined site improvements that integrate the building with its middle-class residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and quality site improvements demonstrate the middle-class suburban residential standards that characterized established suburban development and the continued maintenance investment that complements the building.

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, Clarence and Anna Williams resided at 28446 Sheeks; and Clarence worked as Manager for a Hardware Retail.[1] In 1953, C.J. Williams resided at 28446 Sheeks.[2] In 1963, C.J. Williams resided at 28446 Sheeks.[3] In 1970, C.J. Williams resided at 28446 Sheeks.[4] Clarence Johnson Williams resided in the house he built until her died 7 May 2007.[5]

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 28446 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1951 ranch house represents the established phase of post-war suburban development that demonstrated the continued success of Flat Rock's transformation into a mature suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1951 while providing quality living standards and suburban lifestyle opportunities for established families. The 1951 construction date places this property within the established suburban development phase of the Late Period of Significance, when Flat Rock had successfully established suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and established suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with premium materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and integrated outdoor amenities provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the refined design and suburban amenities that reflected middle-class prosperity and established suburban lifestyle expectations during the early 1950s period.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 221, for Clarence & Anna Williams ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 22 of 58; United States. National Archives and Records Administration.

[2] 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-8HSV : Thu Nov 28 19:06:14 UTC 2024), Entry for C J Williams, died 22 April 2023.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the established phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the established suburban transformation while maintaining the residential context that supported quality residential construction during 1951.

Design: The property exhibits good design integrity in its established ranch characteristics, including the single-story massing, hip roof configuration with multiple sections, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1951. The building maintains the essential established ranch design characteristics that made it representative of the quality housing solutions that provided refined residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1951. While windows appear to be replacements, they maintain general proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized established suburban development, reflecting the premium construction approaches and sophisticated quality that made quality ranch homes attractive to established families while supporting community prosperity during the established suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1951. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the established suburban development period.

Feeling and Association: The property conveys the 1951 established suburban character that characterized Flat Rock's mature prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the established suburban transformation and middle-class prosperity that characterized the middle years of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined refined architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the established suburban development period.

The 1951 quality ranch house demonstrates the housing quality that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

The property at 28446 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1951 established post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful established suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained refined suburban development during the established phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1951 quality ranch construction with premium materials. The property exemplifies the refined residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1951, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving established suburban development standards during the established suburban development phase of the Late Period of Significance.

This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful establishment of mature suburban development. The 1951 construction date places it during the established suburban development period when the community had achieved suburban maturity while

maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's established prosperity during the early 1950s. Its refined ranch design with premium materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Good example of early 1950s quality ranch architecture with characteristic features including hip roof configuration with multiple sections, red brick veneer construction, contemporary window arrangements, front porch with columns, integrated brick terrace, and refined scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the established post-war suburban period.

This property almost certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the early 1950s established suburban development period. The 1951 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1950s suburban development 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_094_04_0091_000 Lot# 91 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28476 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0092_000 Lot# 92 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096840		Long: -83.286029		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1953	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1.5 story rectilinear building	
Roof Form	Side gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete Block	
Window Materials	Vinyl (replacement windows)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28476 Sheeks Blvd. N.						
Historic/Original Owner	Thomas and Ruth Swann						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	30 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.

This c. 1953 Cape Cod residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents post-World War II residential expansion during the mature phase of the Village Industries era and exemplifies the Cape Cod house type that became enormously popular for worker housing during the late 1940s and 1950s. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's prosperity under Ford's industrial presence.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. The roof is covered with asphalt shingles in a gray tone and features a prominent front-facing shed dormer that extends across much of the front roof slope, providing light and headroom to the upper half-story. This shed dormer configuration was a common variation on the Cape Cod form that maximized usable space in the upper level. A brick chimney rises from the center of the roof ridge, indicating the original central heating system location characteristic of the Cape Cod plan.

The exterior walls are clad in vinyl siding in an attractive blue color with contrasting white trim, representing a replacement material that obscures but does not fundamentally alter the building's original form and proportions. The vinyl siding features a horizontal lap profile that approximates the appearance of wood clapboard. White-painted trim defines window and door openings, corner boards, and the transition between wall surfaces and roof elements, maintaining the traditional Cape Cod aesthetic of contrasting trim against colored siding.

The front facade displays the symmetrical arrangement typical of Cape Cod design, with the entrance centered on the first floor flanked by windows on either side. A small entry porch with a simple shed roof provides shelter for the main entrance, featuring painted wooden steps and railings with square balusters in white. The entry door appears to be a replacement unit, and a decorative wreath adds a welcoming touch to the facade. The dormer above contains paired windows that provide light to the upper-floor bedrooms.

The windows throughout the house are aluminum replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The white window frames complement the white trim and create the crisp, clean appearance characteristic of Cape Cod styling.

The foundation is constructed of concrete block, a standard foundation material for houses of this period in southeastern Michigan. The foundation is visible at grade level and appears to be in good condition.

The property occupies a lot with a concrete driveway providing access along the side of the house. The front yard shows evidence of recent landscaping work with mulched planting beds in progress. The property's relationship to neighboring houses, including a similar Cape Cod visible to the left, demonstrates the pattern of consistent residential development along Sheeks Boulevard during the post-war period.

Character-defining features include the Cape Cod form, the 1.5-story massing with side-gabled roof, the front shed dormer, the centered entrance with flanking windows, the brick chimney, and the overall modest residential scale that contributes to the streetscape character of Sheeks Boulevard.

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, Thomas and Ruth Swann and family resided at 28476 Sheeks; and Thomas Swann worked as an operator at oil refinery.[1] In 1963, Thomas W. Swann resided at 28476 Sheeks.[2] In 1970, Thomas W. Swann resided at 28476 Sheeks.[3]

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 post-World War II residential expansion during the mature Village Industries era and demonstrates the continued housing development that supported Ford's industrial community through the mid-20th century.

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 222, for Thomas & Ruth Swann and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 22 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Constructed c. 1953, during the mature phase of Ford's Village Industries operations in Flat Rock, this Cape Cod represents the continued residential development that characterized the community's sustained prosperity. By the early 1950s, Ford's Flat Rock lamp plant had operated for over two decades, and the community had established itself as a stable, desirable residential area for industrial workers and their families. This property illustrates the type of modest, efficiently designed housing that enabled continued homeownership and family formation in the Village Industries community. The Cape Cod form, with its economical use of space and materials, was particularly well-suited to the needs of working families seeking affordable homeownership.

Village Industries Context: The property's c. 1953 construction date places it within the sustained growth period of Flat Rock's development as a Village Industries community. By this time, the patterns established in the late 1920s and 1930s had matured into a stable residential community with strong homeownership rates. The continued construction of quality single-family housing along established streets like Sheeks Boulevard demonstrates the enduring success of Ford's decentralized manufacturing experiment and its positive impact on community development. The presence of similar Cape Cod houses in the immediate vicinity indicates coordinated development during this period.

Architectural Context: The Cape Cod represents one of the most significant American house types of the post-World War II era, combining traditional New England design elements with modern efficiency and affordability. The form became ubiquitous in American suburbs during the late 1940s and 1950s as returning veterans and growing families sought affordable homeownership. In Flat Rock, the Cape Cod represented a continuation of the community's commitment to quality worker housing, offering a modest but dignified dwelling that met the needs of Ford employees and their families.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is maintained through preservation of the Cape Cod form, 1.5-story massing with side-gabled roof, front shed dormer, and centered entrance configuration. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences, including similar Cape Cod houses, and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the post-war Village Industries era.

Contributing Status Rationale: Despite material alterations including vinyl siding and aluminum replacement windows, the property retains sufficient integrity to contribute to the district. The essential Cape Cod form, scale, and massing remain intact, and the property continues to convey its historical associations with post-war residential development in the Village Industries community.

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 Ford's Village Industries program in Flat Rock, representing the continued residential development that sustained the community's growth and prosperity through the post-war period. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership during the 1950s, continuing the strong homeownership tradition that distinguished Village Industries communities from typical industrial centers.

The property retains its original Cape Cod form with characteristic side-gabled roof, front shed dormer, centered entrance with flanking windows, and 1.5-story massing that define the type. The original brick chimney at the roof ridge provides material evidence of original construction and the central heating system characteristic of the Cape Cod plan. The concrete block foundation remains intact, and the overall residential scale and setback maintain appropriate streetscape relationships with neighboring properties, including similar Cape Cod houses that demonstrate the coordinated post-war development pattern along Sheeks Boulevard.

While vinyl siding and aluminum replacement windows have diminished material integrity, these alterations are typical of residential properties throughout the district and do not compromise the property's ability to convey its historical significance. The essential form, massing, and architectural character remain clearly legible, and the property continues to demonstrate its associations with the sustained residential development that characterized Flat Rock during the Village Industries era. The property's relationship to neighboring Cape Cod houses of similar vintage reinforces the historic development patterns and contributes to the overall integrity of the streetscape.

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_094_04_0092_000 Lot# 92 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28488 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0093_000 Lot# 93 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096700	Long: -83.285978			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditional/Cape Cod Revival
Building Form	1.5 story rectilinear building
Roof Form	Side-gabled w/ front entrance projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete Block
Window Materials	Vinyl (replacement)
Window Type	Double-hung sash windows with shutter
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage Additional: Front deck, shutters, landscaping

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28488 Sheeks Blvd N						
Historic/Original Owner	Frank (Jr.) & Dorothy (nee Hermann) Mathews						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	30 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.

This c. 1941 Cape Cod residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries era and exemplifies the Cape Cod house type that gained widespread popularity during the late 1930s and early 1940s. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's sustained growth under Ford's industrial presence.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. A front-facing gable projection extends from the main roof mass, adding visual interest and providing additional headroom and light to the upper half-story. This gable projection represents a common variation on the basic Cape Cod form that enhanced both the exterior appearance and interior functionality of the house. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the rear slope of the roof, indicating the original heating system.

The exterior walls are clad in aluminum siding in white, a replacement material that obscures but does not fundamentally alter the building's original form and proportions. The aluminum siding features a horizontal lap profile that approximates the appearance of wood clapboard. The white color with matching trim presents a clean, well-maintained appearance consistent with the traditional Cape Cod aesthetic.

The front facade displays the characteristic Cape Cod arrangement with the entrance positioned on the first floor, sheltered by a front porch. The porch features white-painted railings with square balusters and provides a transitional outdoor living space typical of residential design in this era. Concrete steps lead up to the porch deck, and a decorative lamp post stands in the front yard, adding period-appropriate detail to the property. The front gable projection contains windows that provide light to upper-floor bedrooms, while first-floor windows flank the entrance area.

The windows throughout the house are vinyl replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The white window frames integrate well with the aluminum siding and maintain the cohesive appearance of the facade.

The foundation is constructed of concrete block, a standard foundation material for houses of this period in southeastern Michigan. The foundation is visible at grade level and appears to be in good condition, with stone or decorative block accents visible near the porch steps.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage appears to be clad in materials compatible with the main house and provides covered automobile storage, reflecting the automobile-oriented lifestyle enabled by Ford employment. The driveway configuration is typical of residential properties in the district.

Character-defining features include the Cape Cod form with front gable projection, the 1.5-story massing with side-gabled roof, the front porch with railings, the brick chimney, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Sheeks Boulevard.

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, Frank Matthews Jr. owned lot 93 in the Gordon Dale Subdivision in the Village of Flat Rock; there was no house on the lot in 1939.[1] In 1942, Frank Matthews Jr. owned lot 93 in the Gordon Dale Subdivision in the Village of Flat Rock; and the residence thereon, 28488 Sheeks Blvd.[2] In 1950, Frank & Dorothy Mathews and family resided at 28488 Sheeks; and Frank Mathews worked as a stationary engineer at auto manufacturing [Ford].[3] In 1963, Frank Mathews resided at 28488 Sheeks.[4] In 1970, Frank Mathews resided at 28488 Sheeks.[5] In 1974, Donald and Theresa Mathews resided at 28488 Sheeks.[6] Grank George Mathews died on 16 September 1999, a the age of eighty-six.[7]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 13, entry for Frank Mathews Jr.; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" paginated, arranged by subdivision; citing vol. 2, pg. 364, entry for Frank Mathews Jr.; original records held by Brownstown Township Historical Society.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 223, for Frank & Dorothy Mathews and family; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[7] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:Q2S9-2GV6 : Wed Apr 02 05:07:12 UTC 2025), Entry for Frank G Mathews, 16 Sep 1999.

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**. The property represents pre-World War II residential development during the established phase of the Village Industries era and demonstrates the continued housing development that supported Ford's industrial community through the mid-20th century.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock, this Cape Cod represents the residential development that continued to characterize the community's growth after the initial Village Industries boom of the late 1920s and 1930s. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers and their families. This property illustrates the type of modest, efficiently designed housing that enabled continued homeownership and family formation in the Village Industries community. The Cape Cod form, with its economical use of space and materials, was particularly well-suited to the needs of working families seeking affordable homeownership during the years immediately preceding American entry into World War II.

Village Industries Context: The property's c. 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates. The continued construction of quality single-family housing along established streets like Sheeks Boulevard demonstrates the sustained success of Ford's decentralized manufacturing experiment and its positive impact on community development. The presence of both earlier and later houses in the immediate vicinity illustrates the progressive residential development that characterized this street over several decades.

Architectural Context: The Cape Cod represents one of the most significant American house types of the pre-war and post-war periods. The form's combination of traditional New England design elements with modern efficiency and affordability made it attractive to working families seeking quality housing at reasonable cost. The front gable projection on this example represents a common variation that enhanced the basic Cape Cod form, providing additional architectural interest and functional interior space. In Flat Rock, the Cape Cod represented the community's commitment to quality worker housing, offering modest but dignified dwellings that met the needs of Ford employees and their families.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is maintained through preservation of the Cape Cod form with front gable projection, 1.5-story massing with side-gabled roof, and front porch configuration. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the Village Industries era.

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

The c. 1941 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that sustained the community's growth through the years immediately preceding World War II. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership, continuing the strong homeownership tradition that distinguished Village Industries communities from typical industrial centers.

The property retains its original Cape Cod form with the characteristic side-gabled roof and front gable projection that adds visual interest and interior functionality. The 1.5-story massing, front porch with white railings, and overall residential scale define the property's historic character and maintain appropriate relationships with neighboring houses along Sheeks Boulevard. The original brick chimney provides material evidence of original construction, and the concrete block foundation remains intact beneath the structure.

The detached garage at the rear of the property reflects the automobile-oriented lifestyle that Ford employment enabled for Flat Rock residents, providing covered storage accessible via a concrete driveway along the side of the house. The well-maintained landscaping, including the prominent ornamental maple in the front yard, contributes to the established residential character of the streetscape and demonstrates continued investment in the property.

While aluminum siding and vinyl replacement windows have diminished material integrity, these alterations are typical of residential properties throughout the district and do not compromise the property's ability to convey its historical significance. The essential form, massing, and architectural character remain clearly legible, and the property continues to demonstrate its associations with the sustained residential development that characterized Flat Rock during the Village Industries era.

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_094_04_0093_000 Lot# 93 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28492 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0094_000 Lot# 94 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096573		Long: -83.286018		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1960	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with moderate pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer	
Foundation Materials	Concrete	
Window Materials	Aluminum and vinyl (replacement)	
Window Type	Picture windows and double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Additional: Front porch with columns, ornamental landscaping, rock garden	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28492 Sheeks Blvd N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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 residence at 28492 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1960, representing the established phase of suburban development that served Flat Rock's prosperous industrial workforce during the middle years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the early 1960s suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the mature phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1960s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic early 1960s styling with red brick veneer construction and contemporary details, and superior construction methods reflect the design principles that had evolved during the four decades following the establishment of Ford's Village Industries when suburban development had achieved full maturity and established families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with contemporary window arrangements, demonstrates the refined ranch designs that emphasized sophisticated suburban living while utilizing premium materials and construction techniques that characterized middle-class suburban development during the early 1960s.

The building features a hip roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in quality ranch architecture. The hip roof configuration demonstrates the architectural refinement that characterized mature ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished quality suburban residential architecture during 1960. The roof configuration creates varied interior spaces and refined exterior massing that reflected the design sophistication that characterized quality suburban construction when established families sought distinctive residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized middle-class residential construction during 1960. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized middle-class suburban residential construction when masonry materials were popular for premium ranch homes. The brick veneer construction reflects the established building standards and architectural quality that characterized middle-class suburban residential development during the early 1960s period. The use of brick veneer rather than frame construction indicates the property's position within the middle tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the mature phase of the Late Period of Significance.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mature ranch design and quality suburban construction, with a combination of picture windows and double-hung sash windows that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary ranch architecture. The windows appear to be replacement units that maintain the original opening sizes and general proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between contemporary residential function and refined architectural character that characterized quality ranch architecture during the mature suburban development period.

The front porch features columns that create architectural focus and provide practical weather protection while reflecting the traditional design influences that remained popular in suburban residential construction during 1960. The porch configuration demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The columned porch reflects the design vocabulary that combined contemporary ranch principles with traditional American architectural references.

The property exhibits sophisticated suburban landscape characteristics with well-maintained lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, creative ornamental landscaping including a distinctive rock garden feature with specimen plantings, practical concrete walkways, and refined site improvements that integrate the building with its middle-class residential setting while reflecting the quality suburban development standards

of the Sheeks Boulevard neighborhood. The mature landscaping and creative site improvements, including the artistic rock garden that demonstrates continued investment in the property's aesthetic appeal, demonstrate the middle-class suburban residential standards that characterized established suburban development and the continued maintenance investment that complements the building's refined ranch architectural 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 1963, Thomas Law resided at 28492 Sheeks.[1] In 1970, Thomas Law resided at 28492 Sheeks.[2] In 1974, Thomas and Betty Law resided at 28492 Sheeks.[3]

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 28492 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1960 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the community's suburban maturation.

Historical Significance Under Criterion A: Event

This 1960 ranch house represents the mature phase of post-war suburban development that demonstrated the continued success of Flat Rock's transformation into a sophisticated suburban community that attracted established families while maintaining its industrial employment base during the middle years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of middle-class residential architecture in maintaining diverse suburban development that supported continued industrial success during 1960 while providing quality living standards and suburban lifestyle opportunities for established families. The 1960 construction date places this property within the mature suburban development phase of the Late Period of Significance, when Flat Rock had successfully achieved full suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek quality residential accommodations that combined refined ranch architectural design with premium materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and contemporary details provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the sophisticated design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the early 1960s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the mature phase of the Late Period of Significance.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the mature suburban transformation while maintaining the residential context that supported quality residential construction during 1960.

Design: The property exhibits good design integrity in its mature ranch characteristics, including the single-story massing, hip roof configuration, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1960. The building maintains the essential mature ranch design characteristics that made it representative of the quality housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1960. While windows appear to be replacements, they maintain general proportions and the materials preserve the quality ranch character and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized mature suburban development, reflecting the premium construction approaches and sophisticated quality that made quality ranch homes attractive to established families while supporting community prosperity during the mature suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1960. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the mature suburban development period.

Feeling and Association: The property conveys the 1960 mature suburban character that characterized Flat Rock's sophisticated prosperity and quality suburban development, maintaining associative connections to the refined residential architecture and the quality housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

Quality Ranch Architecture and Suburban Maturity

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the middle phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined sophisticated architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the mature suburban development period.

The 1960 quality ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how sophisticated residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the established post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28492 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1960 mature post-war suburban development that demonstrated the continuation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's prosperous industrial families during the middle phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained sophisticated suburban development during the mature phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1960 quality ranch construction with premium materials. The property exemplifies the sophisticated residential architecture and the quality housing solutions that served Flat Rock's established suburban families during 1960, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the mature suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1960 construction date places it during the mature suburban development period when the community had achieved full

suburban sophistication while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's mature prosperity during the early 1960s. Its refined ranch design with premium materials represents the housing that enabled established families to achieve quality suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Architectural Merit: Good example of early 1960s quality ranch architecture with characteristic features including hip roof configuration, red brick veneer construction, contemporary window arrangements, front porch with columns, and refined scale. The building represents the mature development of ranch style architecture during the established suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the mature post-war suburban period.

Integrity Assessment: The property maintains good integrity with original massing, roofline, materials, and quality ranch character largely intact. While window replacement has occurred, the building clearly conveys its 1960 quality ranch origins and continues to function as intended, with maintained exterior and suburban setting that preserve its sophisticated residential character and demonstrate continued investment in the property by established families.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1960 construction is two decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Mature Construction Industry:** Ranch style had achieved complete standardization through conventional building industry by early 1960s
• **Quality Construction Methods:** Represents sophisticated builder construction using premium materials and advanced methods • **Federal Program Evolution:** FHA and VA loan programs had fully matured to promote quality ranch construction through established conventional builders

Alternative Construction Methods More Likely: • **Quality Builder Construction:** Premium housing was built by established contractors using sophisticated methods and premium materials • **Professional Architect/Builder Services:** Quality ranch plans were available through professional architectural services and established builder networks • **Subdivision Development Patterns:** Represents quality suburban development using refined floor plans and premium construction • **Premium Material Availability:** Red brick veneer and quality materials available through established building supply networks

Design Characteristics Suggesting Conventional Construction: • **Red brick veneer** was standard practice for quality ranch homes by early 1960s • **Hip roof configuration** represents sophisticated ranch design available through conventional architectural services • **Contemporary window arrangements** reflect professional design rather than catalog standardization • **Overall design** reflects mature ranch architecture principles available through established building practices

Historical Context Against Catalog Origin: • **Catalog home era** had ended two decades before 1960 construction • **Quality suburban development** was served by established professional contractors and sophisticated builders • **Ranch style** had achieved complete maturation through conventional building practices for all economic levels • **Federal loan programs** promoted quality construction through established builders using advanced methods

Quality Construction Indicators: • **Red brick veneer** indicates premium material choice for sophisticated construction • **Hip roof configuration** reflects quality builder with advanced ranch construction experience • **Contemporary details** demonstrate professional design capabilities • **Overall construction** suggests established builder with quality ranch construction expertise

Recommendation: Further research recommended to investigate: • **Local building permits** and quality development contractor records from early 1960s • **Professional suburban development** patterns and established builders active in Sheeks Boulevard area • **Architectural services** and professional builder networks oriented toward quality construction • **Regional construction industry** serving quality suburban development

Conclusion: This property certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the early 1960s mature suburban development period. The 1960 construction date places it well into the established suburban development period when quality ranch construction had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1960s suburban development 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_094_04_0094_000 Lot# 94 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28510 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0095_000 Lot # 95 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096240		Long: -83.286032		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1.5 story rectilinear building	
Roof Form	Side-gabled with multiple front-gabled dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows with black shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development, Industry, Social
Period(s) of Significance	1941-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28510 Sheeks Blvd N			
Historic/Original Owner	Arthur C. & Emma (nee Seitz) Oestrike			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	30 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.

This c. 1941 Cape Cod residence is a 1.5-story dwelling situated on a generous corner or side lot on Sheeks Boulevard in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries era and exemplifies a particularly well-designed variation of the Cape Cod house type with notable architectural details including a prominent exterior brick chimney and paired front dormers. The property retains excellent design integrity despite material alterations, representing one of the more architecturally distinguished Cape Cod examples along Sheeks Boulevard.

The house exhibits the characteristic Cape Cod form with a steeply pitched side-gabled roof and compact floor plan. Two front-facing gable dormers punctuate the front roof slope, providing light and headroom to the upper half-story bedrooms. The paired dormers are symmetrically positioned and feature their own gabled roofs with vinyl siding in the gable fields, creating a balanced and visually appealing composition. The roof is covered with asphalt shingles in a dark gray tone that complements the light-colored siding.

The most distinctive architectural feature of this property is the prominent exterior brick chimney positioned on the side elevation. The chimney rises the full height of the side wall and extends above the roof ridge, constructed of red brick with a decorative corbeled cap. This exterior chimney placement was a popular design choice for Cape Cod houses, evoking the colonial New England precedents that inspired the style while providing an efficient heating system. The substantial brick chimney adds significant visual interest and architectural character to the property, distinguishing it from simpler Cape Cod examples in the district.

The exterior walls are clad in vinyl siding in a light gray color, a replacement material that obscures but does not fundamentally alter the building's original form and proportions. The vinyl siding features a horizontal lap profile that approximates the appearance of wood clapboard. Dark-colored shutters flank the first-floor windows, providing traditional decorative accents that enhance the Cape Cod character.

The front facade displays a slightly asymmetrical arrangement with a projecting entry vestibule positioned to one side of center. This small enclosed entry provides weather protection and creates an additional layer of visual interest on the facade. The vestibule features its own gabled roof and appears to contain the main entrance door with sidelights or adjacent windows. First-floor windows with decorative shutters flank the entry vestibule, while the paired dormers above provide balanced fenestration to the upper level.

The windows throughout the house are vinyl replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. Some windows feature multi-light grilles that reference traditional divided-light patterns, enhancing the colonial character of the design.

The foundation is constructed of concrete block, visible at grade level, representing standard foundation construction for the period. The property occupies a spacious corner lot with mature deciduous trees that frame the house and provide shade. Foundation plantings and well-maintained lawn areas contribute to the established residential character. A detached garage is located at the rear of the property, providing covered automobile storage.

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, Arthur C. Oestrike owned lot 95 of the Gordon-Dale Subdivision in the Village of Flat Rock; there was no house on this lot in 1939.[1] In 1942, Arthur C. Oestrike owned lot 95 of the Gordon-Dale Subdivision in the Village of Flat Rock; and the residence thereon, 28510 Sheeks Blvd.[2] Arthur C. Oestrike registered for the draft [WW2] on 27 April 1942; he was employed by Standard Oil and his family resided at 28510 Sheeks Blvd.[3]

In 1947, Arthur Oestrike lived at 28510 Sheeks.[4] In 1950, Arthur and Emma Oestrike and children resided at 28510 Sheeks; and Arthur worked as a sales agent for wholesale oil.[5] In 1963, Arthur Oestrike and Melvin Oestrike resided at 28510 Sheeks.[6] In 1970, Arthur Oestrike lived at 28510 Sheeks.[7] Arthur Charles Oestrike died on 7 May 1977.[8]

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**. The property represents pre-World War II residential development during the established phase of the Village Industries era and demonstrates the quality housing development that supported Ford's industrial community. The property's notable architectural details, including the prominent exterior brick chimney and well-composed facade, represent a particularly distinguished example of Cape Cod design in the district.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock, this Cape Cod represents the continued residential development that characterized the community's sustained growth after the initial Village Industries boom. By 1941, Ford's Flat Rock lamp plant had operated for over a decade, and the community had established itself as a stable, desirable residential area for industrial workers and their families. This property illustrates the type of quality, thoughtfully designed housing that enabled homeownership and family formation in the Village Industries community. The architectural refinement evident in the exterior brick chimney, paired dormers, and entry vestibule suggests either a more substantial investment by the original owner or the work of a skilled local builder attuned to architectural detail.

Village Industries Context: The property's c. 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates and an established residential character. The continued construction of quality single-family housing along established streets like Sheeks Boulevard demonstrates the sustained success of Ford's decentralized manufacturing experiment. The architectural quality of this property suggests the prosperity and stability that Village Industries employment provided, enabling investment in homes with enhanced design features.

Architectural Context: The Cape Cod represents one of the most significant American house types of the pre-war and post-war periods. This example demonstrates particular architectural sophistication through its prominent exterior brick chimney, paired front dormers, and projecting entry vestibule. The exterior chimney placement evokes colonial New England precedents and creates a strong visual statement on the side elevation. The paired dormers provide balanced composition and enhanced upper-floor functionality. These design refinements distinguish this property from more basic Cape Cod examples and suggest either pattern book influence or local builder expertise in residential design.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is notably strong, with the Cape Cod form, paired dormers, exterior brick chimney, projecting entry

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 213, entry for Arthur C. Oestrike; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" paginated, arranged by subdivision; vol. 2, pg. 365, entry for Arthur C. Oestrike; original records held by Brownstown Township Historical Society.

[3] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4S4-VX9 : Fri Nov 28 12:11:52 UTC 2025), entry for Arthur Charles Oestrike, 1942.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 224, for Oestrike Arthur & Emma and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1F-1WP : accessed 5 Dec 2025), entry for Arthur C Oestrike, died 7 May 1977.

vestibule, and decorative shutters all preserved. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original brick chimney and concrete block foundation remain as significant original features. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality single-family residence from the Village Industries era with notable architectural distinction.

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

The c. 1941 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that sustained the community's growth through the years immediately preceding World War II. The Cape Cod form exemplifies the efficient, affordable housing that enabled working families to achieve homeownership, while this particular example demonstrates notable architectural refinement that distinguishes it among Cape Cod houses in the district.

The property retains excellent design integrity through preservation of its characteristic Cape Cod form with steeply pitched side-gabled roof, paired front gable dormers that provide balanced composition and upper-floor light, and the prominent exterior brick chimney that creates a striking architectural statement on the side elevation. The projecting entry vestibule adds visual interest to the front facade, and decorative shutters enhance the traditional colonial character. These design features represent a level of architectural sophistication that suggests either pattern book influence or the work of a skilled local builder, contributing to the property's significance within the district.

The original brick chimney is particularly significant as an intact original feature that demonstrates quality construction and provides material evidence of the property's age and architectural aspirations. The substantial chimney, rising the full height of the side elevation with decorative corbeled cap, represents a meaningful investment in architectural character beyond basic functional requirements. The concrete block foundation remains intact, and the spacious lot with mature trees contributes to the established residential setting.

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 and architectural significance. The essential form, massing, and distinctive design features remain clearly legible, and the property continues to demonstrate its associations with quality residential development during the Village Industries era. The architectural distinction evident in the exterior chimney, paired dormers, and entry vestibule makes this property a notable example of pre-war Cape Cod design in Flat Rock.

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_094_04_0095_000 Lot# 95 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28534 Sheeks Blvd. (North) [715 Sheeks]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0096_002 Lot# 96 & 97 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095952	Long: -83.286001			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1925	
Architectural Style	Dutch Colonial Revival	
Building Form	2-story rectilinear building	
Roof Form	Two-story house with gambrel roof and front entrance projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Double-hung vinyl windows	
Window Type	Double-hung sash windows w/ shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached carport/garage wing	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1925-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	28534 Sheeks Blvd N					
Historic/Original Owner	Richard & Alice (nee German) Demerest					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	30 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.

This c. 1925 Dutch Colonial Revival residence is a 2-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early residential development that predates Ford's formal Village Industries program and exemplifies the Dutch Colonial Revival style that enjoyed widespread popularity during the 1920s. The distinctive gambrel roof form immediately identifies the architectural style and distinguishes this property from the predominantly gable-roofed houses along Sheeks Boulevard, making it a notable and relatively uncommon example within the district.

The defining characteristic of this house is the gambrel roof, the signature element of Dutch Colonial Revival architecture. The gambrel form features a double-pitched roof on each side, with a steep lower slope and a shallower upper slope, creating additional headroom and usable space in the upper story without the full height of a conventional two-story house. The roof is covered with asphalt shingles in a gray-brown tone. A brick chimney rises from the rear slope of the roof, visible in profile views of the house. The gambrel roof's distinctive silhouette creates an immediately recognizable form that evokes the colonial Dutch heritage of the northeastern United States.

A prominent shed-roofed wall dormer extends across a significant portion of the front roof slope, expanding the upper-floor living space and providing generous natural light to the second story. This dormer type was a common and practical feature of Dutch Colonial Revival houses, maximizing usable interior space within the gambrel roof form. The dormer is clad in vinyl siding consistent with the main body of the house and contains multiple windows that illuminate the upper bedrooms.

The upper gable peak features decorative fish-scale shingles, a notable original design element that has been preserved despite the overall re-siding of the house. A semi-circular louvered vent is centered within the fish-scale field, providing attic ventilation while contributing to the decorative composition of the gable. This ornamental treatment of the gable peak represents a design refinement that elevates this house above basic Dutch Colonial examples and demonstrates attention to architectural detail in the original construction.

The exterior walls are clad in vinyl siding in a tan or beige color with contrasting white trim, a replacement material that obscures the original wall surface but maintains appropriate proportions and appearance. The vinyl siding features horizontal lap profiles on the main wall surfaces, approximating the appearance of wood clapboard. White-painted trim defines window and door openings, corner boards, and the transitions between wall surfaces and roof elements.

The front facade features a central gabled entry porch that provides shelter for the main entrance. The entry porch has a steeply pitched gable roof supported by simple posts, with wooden steps and railings providing access from grade level. The porch configuration creates a welcoming entrance while maintaining the modest scale appropriate to the house. First-floor windows are arranged symmetrically on either side of the entrance, while the wall dormer above contains windows serving the upper-floor bedrooms.

The windows throughout the house are vinyl replacement units in a double-hung configuration. While not original materials, the replacement windows maintain appropriate proportions and placement within the original openings, preserving the fenestration pattern established during original construction. The white window frames integrate well with the trim color and maintain a cohesive appearance.

An attached carport extends from the side of the house, providing covered parking. The carport features a flat or slightly sloped roof supported by simple posts, with lattice screening along portions of the sides. While the carport represents a later addition to the property, it is set back from the front facade and does not significantly impact the primary elevation or the legibility of the Dutch Colonial form.

The foundation is constructed of concrete block, visible at grade level, representing standard foundation construction for the period. The property occupies a well-maintained lot with mature trees and foundation plantings that contribute to the established residential character of the streetscape.

Character-defining features include the distinctive gambrel roof form, the shed-roofed wall dormer, the decorative fish-scale shingles in the upper gable with semi-circular vent, the central gabled entry porch, the 2-story massing, the brick chimney, and the overall Dutch Colonial Revival character that distinguishes this property within the district.

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, Richard M. and Alice Demerest were living at 715 Sheeks Blvd., and employed as a local agent for an electric office.[1] Alice Demerest died on 14 March 1939.[2] In 1940, Richard Demerest, now widowed, was living at 28534 Sheeks Blvd., and he was employed as a local agent for Detroit Edison.[3] Richard Demerest died 21 January 1958.[4] In 1950, Joseph and Edna Hood resided at 28534 Sheeks; and Joseph worked as a wreck foreman for the railroad.[5] In 1963, A. M. Pruett III was living at 28534 Sheeks.[6] In 1970, John M. Scheaffer resided at 28534 Sheeks.[7]

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. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early residential development that predates Ford's formal Village Industries program and demonstrates the quality housing stock that existed in Flat Rock prior to Ford's industrial investment. The Dutch Colonial Revival style is relatively uncommon in the district, making this property a notable example of architectural variety within the historic residential fabric.

Criterion A - Community Planning and Development: Constructed c. 1925, this Dutch Colonial Revival house predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately three years. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this Dutch Colonial demonstrates that Flat Rock possessed an established residential character and attracted homeowners seeking well-designed dwellings before the Village Industries program formally began. This existing community infrastructure contributed to the program's success by providing housing options for incoming workers and demonstrating the area's desirability as a residential location.

Village Industries Context: The property's c. 1925 construction date places it among the earliest residential development within the district's period of significance, representing the transition from Flat Rock's earlier agricultural community to the industrial community it would become. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this Dutch Colonial already existed along Sheeks Boulevard, establishing the residential patterns that would intensify during the Village Industries era. The quality of this house demonstrates that Flat Rock attracted residents seeking substantial, stylish homes even before Ford's industrial presence guaranteed employment opportunities.

Architectural Context: The Dutch Colonial Revival represents an important American architectural style of the early 20th century, drawing inspiration from the colonial Dutch settlements of New York and New Jersey. The style enjoyed particular popularity during the 1920s and 1930s, when Americans embraced colonial revival styles as expressions of national heritage. The gambrel roof is the defining characteristic of the style, providing efficient use of interior space while creating a distinctive and historically evocative exterior form. This example demonstrates notable design refinement through the decorative fish-scale shingles in the gable peak, a detail that elevates it above basic Dutch Colonial examples. The relative scarcity of Dutch Colonial Revival houses in the Flat Rock district makes this property particularly significant for demonstrating the range of architectural styles present in the community.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Sheeks Boulevard. Integrity of design is notably strong, with the distinctive gambrel roof form, shed-roofed wall dormer, decorative fish-scale

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[1] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 220 (stamped), enumeration district (ED) 82-880, sheet 4A, dwelling 73, family 86, Richard M. & Alice Demerest; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JL?cat=1036363&i=444&lang=en&cc=1810731: accessed 27 July 2025), FHL# 004951268, Image 445 of 1148; United States. National Archives and Records Administration.

[2] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFW7-LFV : accessed 5 Dec 2025), entry for Alice B. Demerest, died 14 Mar 1939.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5B, dwelling 89, for Richard Demerest; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 14 of 1034; United States. National Archives and Records Administration.

[4] "Richard Demerest," obituary, *Livingston County Daily Press and Argus (Howell, Michigan)*, 29 Jan 1958, pg. 6, col. 6; **imaged**, *Newspapers.com* (https://www.newspapers.com/image-view/453632357/ : accessed 5 Dec 2025).

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 225, for Joseph & Edna Hood; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

gable treatment, and central entry porch all preserved. The carport addition is set back and does not significantly compromise the legibility of the Dutch Colonial form. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original gambrel roof form, decorative fish-scale shingles, brick chimney, and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a distinctive Dutch Colonial Revival residence from the early development period of the district.

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

The c. 1925 construction date places this property among the earliest residential development within the district, predating Ford's formal Village Industries program by approximately three years. The Dutch Colonial Revival style represents an important but relatively uncommon architectural type within the district, making this property particularly significant for demonstrating the range of quality housing that existed in Flat Rock during the early 20th century and that provided the community foundation for Ford's subsequent industrial development.

The property retains excellent design integrity through preservation of its distinctive gambrel roof form, the defining characteristic of Dutch Colonial Revival architecture. The gambrel creates the characteristic double-pitched profile that immediately identifies the style and distinguishes this property from the predominantly gable-roofed houses along Sheeks Boulevard. The shed-roofed wall dormer across the front facade represents a common and practical feature of the style, expanding upper-floor living space while maintaining the gambrel silhouette. The decorative fish-scale shingles in the upper gable peak with the centered semi-circular louvered vent demonstrate notable architectural refinement and have been preserved despite the overall re-siding of the house.

The central gabled entry porch maintains its original configuration, providing a welcoming entrance that complements the colonial revival character. The brick chimney remains intact as material evidence of original construction, and the concrete block foundation continues to support the structure. The attached carport, while a later addition, is positioned to the side and set back from the front facade, minimizing its impact on the historic appearance.

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 distinctive architectural character and historical significance. The essential gambrel roof form, decorative gable treatment, and overall Dutch Colonial Revival character remain clearly legible, and the property continues to demonstrate its associations with the early residential development that preceded and supported the Village Industries transformation of Flat Rock.

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_094_04_0096_002 Lot# 96 & 97 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28544 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0098_000 Lot# 98 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095782		Long: -83.286025		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1918 (moved to this site about 1960)	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear building	
Roof Form	Hipped with front gabled dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒ about 1960	Date(s):		
Current/Common Name	28544 Sheeks Blvd N					
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	30 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.

This c. 1918 Craftsman Bungalow is a 1.5-story dwelling currently situated on Sheeks Boulevard in Flat Rock. The building was relocated to this site from Wyandotte, Michigan at an unknown date. Despite exhibiting characteristic bungalow form and design elements, the property's relocation from its original site means it lacks integrity of location and historical association with the Flat Rock community, resulting in its classification as non-contributing to the Flat Rock Historical District.

The house exhibits the characteristic bungalow form with a low-pitched hipped roof and broad, overhanging eaves that create deep shadow lines typical of the Craftsman aesthetic. A hipped dormer rises from the front roof slope, providing light and headroom to the upper half-story. The roof is covered with asphalt shingles in a gray tone. The overall massing and roof configuration are consistent with bungalow designs popular during the 1910s and early 1920s.

The exterior walls are clad in vinyl siding in an attractive blue color with contrasting yellow or cream trim, creating a cheerful cottage-like appearance. While not original materials, the siding and trim colors are applied in a manner that emphasizes the building's architectural details and maintains visual interest. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard.

A full-width front porch extends across the facade, representing the most prominent characteristic of bungalow design. The porch features a hipped roof that integrates with the main roof form, supported by simple posts. The porch provides generous outdoor living space and creates the welcoming entrance typical of the bungalow type. The porch area is decorated with various ornamental elements including hanging planters, decorative items, and seasonal displays that reflect the current owner's personal style.

The windows are aluminum replacement units in sliding and double-hung configurations. While not original materials, the windows are positioned within openings that maintain the general fenestration pattern of the original design. The yellow or cream window trim provides visual definition and complements the overall color scheme.

The foundation is constructed of concrete block, which may represent either the original foundation material or a new foundation constructed when the house was relocated. The property occupies a well-landscaped lot featuring extensive cottage garden plantings including ornamental shrubs, perennials, and decorative garden elements. A wooden picket fence defines a portion of the side yard, contributing to the cottage garden aesthetic. Mature trees provide shade and frame the property.

A detached garage is located at the rear of the property, accessed by a concrete driveway. The garage provides covered automobile storage consistent with the residential use of the property.

History of the Resource

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

In 1931, C. S. Cooke owned Lot 98 of the Gordon-Dale Subdivision in the Village of Flat Rock; and there was no house on this lot.[1] In 1939, Wm. E. Broadhurst [3347 Fourth St., Wyandotte, Michigan] owned Lot 98 of the Gordon-Dale Subdivision in the Village of Flat Rock; and there was no house on this lot.[2] There is no structure on Lot 98 of the Gordon-Dale Subdivision in the Village of Flat Rock shown on the Sanborn Fire Insurance Map for January 1941.[3] In 1942, William. E. Broadhurst [3347 Fourth St., Wyandotte, Michigan] owned Lot 98 in the Gordon-Dale Subdivision in the Village of Flat Rock; and there was no house on this lot.[4] A local directories search was conducted for 28544 Sheeks during the 1950s; the address was not found.[5]

In 1961, Evie Miller resided at 28544 Sheeks.[6] In 1963, Paul & Ruth Allen resided at 28544 Sheeks.[7] In 1967, Mary C. Harris resided at 28544 Sheeks Blvd.[8] In 1970, Mary C. Harris resided at 28544 Sheeks.[9]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision, original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 214, entry for Wm. E. Broadhurst; original records held by Brownstown Township Historical Society.

[3] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Sheeks Blvd.; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941 : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 365, for William E. Broadhurst; original records held by Brownstown Township Historical Society.

[5] 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; **ALSO**; 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; **ALSO**; Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston*, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**; Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan. *Note: 29544 Sheeks is **NOT** found.*

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 58, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks 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. 1918 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to its relocation from Wyandotte, Michigan. While the building retains its bungalow architectural form and design characteristics, the loss of integrity of location means the property cannot contribute to the significance of a district whose importance derives from the historical development of Flat Rock as a Village Industries community.

Criteria Consideration B - Moved Properties: Under National Register guidelines, a property that has been moved from its original location is generally considered to have lost integrity of location and, in most cases, integrity of setting, feeling, and association. Criteria Consideration B allows for the listing of moved properties only if they are significant primarily for architectural value or if they are the surviving property most importantly associated with a historic person or event. This property, while exhibiting good bungalow design, does not rise to the level of architectural significance that would warrant exception under Criteria Consideration B. Furthermore, its historical associations are with Wyandotte, not Flat Rock, and it therefore cannot contribute to the narrative of Flat Rock's development as a Village Industries community.

Loss of Historical Association: The Flat Rock Historical District derives its significance from the community's development in association with Ford's Village Industries program and the earlier settlement patterns that preceded it. Properties within the district contribute to this significance by demonstrating the residential development patterns, architectural styles, and community formation that occurred within Flat Rock during the period of significance. A building that was constructed in Wyandotte and later moved to Flat Rock has no historical association with these developmental patterns, regardless of its architectural quality or current appearance.

Integrity Assessment: The property lacks integrity of location, having been moved from Wyandotte, Michigan to its current site in Flat Rock. While integrity of design is partially maintained through preservation of the bungalow form and roof configuration, integrity of materials and workmanship has been diminished through vinyl siding and replacement windows. Integrity of setting is partially maintained through the property's current relationship to neighboring residences, though this setting differs from the property's original context in Wyandotte. Integrity of feeling and association are compromised because the property's historical associations are with Wyandotte rather than Flat Rock, and it therefore cannot convey associations with the Village Industries community that defines the district's significance.

Architectural Description: Despite its non-contributing status, the property merits documentation as a representative example of the Craftsman Bungalow type popular during the 1910s. The hipped roof with hipped dormer, full-width front porch, and 1.5-story massing are characteristic features of the style. The current presentation with blue siding and yellow trim, combined with the extensive cottage garden landscaping, creates an attractive residential property that contributes positively to the current streetscape appearance, even though it cannot contribute to the district's historical significance.

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

The property's non-contributing status results from its relocation from Wyandotte, Michigan to its current site on Sheeks Boulevard in Flat Rock. Under National Register guidelines, properties that have been moved from their original locations generally cannot contribute to historic districts because they have lost integrity of location, which is fundamental to establishing the historical associations that define a property's significance. The Flat Rock Historical District derives its importance from the community's development as a Village Industries center under Ford's decentralized manufacturing program, and properties within the district contribute by demonstrating the residential patterns and community formation that occurred in Flat Rock during the period of significance.

A building constructed in Wyandotte, regardless of its architectural quality or age, has no historical association with Flat Rock's development and therefore cannot contribute to the district's significance. The property's c. 1918 construction date and bungalow form would ordinarily make it a strong contributing resource, but these qualities are negated by the loss of integrity resulting from relocation. The building's historical associations remain with Wyandotte, where it was originally constructed and where it participated in that community's development during the early 20th century.

The property retains design integrity through preservation of its characteristic bungalow form, including the hipped roof with hipped dormer, full-width front porch, and 1.5-story massing. The attractive blue and yellow color scheme and extensive cottage garden landscaping create a visually appealing property that contributes positively to the current streetscape, even though it cannot contribute to the district's historical significance. The property demonstrates that non-contributing status does not necessarily indicate poor condition or inappropriate appearance, but rather reflects the specific integrity requirements that National Register evaluation demands.

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_094_04_0098_000 Lot# 98 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28552 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0099_000 Lot# 99 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095690		Long: -83.286013		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1926	
Architectural Style	Dutch Colonial Revival	
Building Form	2-Story rectilinear building	
Roof Form	Gambrel	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete	
Window Materials	Original wood with aluminum storm windows/screens	
Window Type	Double-hung wood windows with aluminum storm/screen combinations	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1926-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28552 Sheeks Blvd N					
Historic/Original Owner	Lee & Amanda (nee Hartsig) Hood					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	30 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.

This c. 1926 Dutch Colonial Revival residence is a 2-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early residential development that predates Ford's formal Village Industries program and exemplifies the Dutch Colonial Revival style that enjoyed widespread popularity during the 1920s. The property exhibits notably good integrity through retention of original wood windows with aluminum storm windows, distinguishing it from many properties in the district that have undergone complete window replacement. Together with the nearby Dutch Colonial at 28534 Sheeks Boulevard, this property demonstrates the presence of this distinctive architectural style within the early residential development of the district.

The defining characteristic of this house is the gambrel roof, the signature element of Dutch Colonial Revival architecture. The gambrel form features a double-pitched roof on each side, with a steep lower slope and a shallower upper slope, creating generous headroom and usable space in the upper story equivalent to a full two-story house. The roof is covered with asphalt shingles in a gray-brown tone. A brick chimney rises from the roof, visible in profile and providing evidence of the original heating system. The gambrel roof's distinctive silhouette creates an immediately recognizable form that evokes the colonial Dutch heritage of the northeastern United States.

The exterior walls are clad in aluminum siding in a cream or tan color with contrasting reddish-brown trim, a replacement material that obscures the original wall surface but maintains appropriate proportions and appearance. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The reddish-brown trim color defines window and door openings, corner boards, and roof edges, creating a warm and visually appealing color scheme.

The most significant feature of this property is the retention of original wood double-hung windows protected by aluminum storm windows. Original wood windows are increasingly rare in the district, and their preservation represents exceptional material integrity that provides valuable evidence of early 20th-century construction quality and fenestration design. The windows feature traditional proportions with multiple lights, and the aluminum storm windows provide weather protection while preserving the original wood frames and sash. This level of window preservation distinguishes the property from many others in the district and contributes significantly to its integrity of materials and workmanship.

The front facade features a small gabled entry porch that provides shelter for the main entrance. The entry porch has a steeply pitched gable roof with decorative trim, supported by simple posts with a metal railing on the concrete steps. The centered entrance location and flanking windows create a balanced composition typical of Colonial Revival design principles. American flags displayed on the porch reflect the current owner's patriotic sentiment.

The second story features windows positioned within the gambrel form, taking advantage of the headroom provided by the steep lower roof slope. A side elevation visible in the photographs shows additional windows serving interior rooms and demonstrates the efficient use of space characteristic of the Dutch Colonial form.

The foundation is constructed of concrete block, visible at grade level and painted in a color coordinating with the house trim. The foundation appears to be in good condition and provides stable support for the structure.

The property occupies a well-maintained lot with mature deciduous trees that provide shade and frame the house. A concrete driveway provides access along the side of the house to a detached garage at the rear. Foundation plantings and landscaping contribute to the established residential character of the streetscape.

Character-defining features include the distinctive gambrel roof form, the original wood double-hung windows with aluminum storm windows, the gabled entry porch, the brick chimney, the 2-story massing, and the overall Dutch Colonial Revival character that distinguishes this property within the district.

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, Lee Hood owned lot 99 of the Gordon-Dale Subdivision in the Village of Flat Rock; and the residence thereon, 28552 Sheeks Blvd.[1] Lee Andrew Hood was a Veteran of the Spanish American War.[2] In 1931, Lee Hood owned Lot 99 in the Gordon-Dale Sub.[3] Amanda Hood, Lee's wife, died on 10 March 1938.[4] In 1939, John & Kathryn Czadzeck, Kathryn was the daughter of Lee Hood, were living at 28552 Sheeks.[5] In 1939, Lee Hood was living at 28552 Sheeks.[6] In 1940, Lee Hood and daughter were living at 28552 Sheeks Blvd., and Lee was employed as a painter for an auto factory.[7] On 27 April 1942, Lee Andrew Hood registered for the draft [WW2]; he was sixty-four years old, employed by Ford Motor Company in Flat Rock, and he resided at 28552 Sheeks Blvd.[8] Lee Hood died on 10 April 1943.[9]

In 1950, George and Catherine Dorsch resided at 28552 Sheeks; and George worked as a checker at an auto manufacturer.[10] In 1963, George Dorsch resided at 28552 Sheeks.[11] In 1970, George Dorsch resided at 28552 Sheeks.[12]

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**. The property represents early residential development that predates Ford's formal Village Industries program and demonstrates the quality housing stock that existed in Flat Rock prior to Ford's industrial investment. The retention of original wood windows with aluminum storm windows provides notably good material integrity that distinguishes this property within the district. The Dutch Colonial Revival style is relatively uncommon in the district, and this property, together with the Dutch Colonial at 28534 Sheeks Boulevard, demonstrates the architectural variety present in the historic residential fabric.

Criterion A - Community Planning and Development: Constructed c. 1926, this Dutch Colonial Revival house predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately two years. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this Dutch Colonial demonstrates that Flat Rock possessed an established residential character and attracted homeowners seeking well-designed dwellings before the Village Industries program formally began. This existing community infrastructure contributed to the program's success by providing housing options and demonstrating the area's desirability as a residential location.

Village Industries Context: The property's c. 1926 construction date places it among the earliest residential development within the district's period of significance, representing the transition from Flat Rock's earlier agricultural community to the industrial community it would become. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this Dutch Colonial already existed along Sheeks Boulevard, establishing the residential patterns that would intensify during the

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically; pg. 117, entry for Lee Hood; original records held by Brownstown Township Historical Society.

[2] "United States, Veterans Administration Master Index, 1917-1940", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRT-SBKD : accessed 5 Dec 2025), entry for Lee A Hood, 3 Apr 1901; **ALSO**; Findagrave.com (https://www.findagrave.com/memorial/206850807/lee-andrew-hood#source : accessed 5 Dec 2025); Memorial contains newspaper obituary.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; citing page 128, entry for Lee Hood; held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-J6F : accessed 5 Dec 2025), Entry for Amanda Hood and Louis Hartsig, 10 Mar 1938.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; ALSO; "Indiana, Marriages, 1811-2019", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XXTV-DYX : Wed Oct 08 03:10:21 UTC 2025), Entry for John L Czadzeck and Kathryn Hood, 29 Jun 1938.

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

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5B, dwelling 90, for Lee Hood and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 14 of 1034; United States. National Archives and Records Administration.

[8] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4S1-WZM : accessed 5 Dec 2025), entry for Lee Andrew Hood, 1942.

[9] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-2BJ : accessed 5 Dec 2025), entry for Lee Hood, died 10 Apr 1943.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 227, for George & Catherine Dorsch ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 23 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Village Industries era. The quality of this house demonstrates that Flat Rock attracted residents seeking substantial, stylish homes even before Ford's industrial presence guaranteed employment opportunities.

Architectural Context: The Dutch Colonial Revival represents an important American architectural style of the early 20th century, drawing inspiration from the colonial Dutch settlements of New York and New Jersey. The style enjoyed particular popularity during the 1920s when Americans embraced colonial revival styles as expressions of national heritage. The gambrel roof is the defining characteristic of the style, providing efficient use of interior space while creating a distinctive and historically evocative exterior form. The presence of two Dutch Colonial Revival houses in close proximity on Sheeks Boulevard (this property and 28534 Sheeks) suggests either a common builder preference for the style or coordinated development during the mid-1920s.

Exceptional Window Integrity: The retention of original wood double-hung windows with protective aluminum storm windows represents exceptional material integrity that is increasingly rare in the district. Original wood windows provide valuable evidence of early 20th-century construction quality, craftsmanship, and design preferences. The aluminum storm windows demonstrate a preservation-conscious approach that protects the original windows while maintaining their visibility and function. This level of window preservation significantly enhances the property's integrity of materials and workmanship.

Integrity Assessment: The property retains integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is preserved through the distinctive gambrel roof form, gabled entry porch, and overall Dutch Colonial configuration. Integrity of materials is notably strong due to retention of original wood windows, with the aluminum siding representing a reversible alteration that does not compromise the window preservation. Integrity of workmanship is evident in the surviving original windows with their traditional proportions and construction. Integrity of setting is preserved through the property's relationship to neighboring residences, including the nearby Dutch Colonial at 28534 Sheeks. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality Dutch Colonial Revival residence from the early development period of the district.

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

The c. 1926 construction date places this property among the earliest residential development within the district, predating Ford's formal Village Industries program by approximately two years. The Dutch Colonial Revival style represents an important but relatively uncommon architectural type within the district, and this property, together with the nearby Dutch Colonial at 28534 Sheeks Boulevard, demonstrates the presence of this distinctive style within the early residential fabric of the community. The property represents the quality housing that existed in Flat Rock prior to Ford's industrial investment and that provided the community foundation for the Village Industries program's subsequent success.

The property exhibits notably good integrity, particularly through the retention of original wood double-hung windows with protective aluminum storm windows. Original wood windows are increasingly rare in the district, where most properties have undergone complete window replacement with aluminum or vinyl units. The preservation of original windows at this property provides valuable evidence of early 20th-century construction quality and fenestration design, significantly enhancing the property's integrity of materials and workmanship. The aluminum storm windows demonstrate a preservation-conscious approach that protects the historic windows while maintaining their visibility and function.

The distinctive gambrel roof remains intact as the defining characteristic of Dutch Colonial Revival architecture, creating the immediately recognizable silhouette that distinguishes this property from the predominantly gable-roofed houses along Sheeks Boulevard. The gabled entry porch with its steeply pitched roof maintains the property's welcoming entrance configuration, and the brick chimney provides additional material evidence of original construction. The cream aluminum siding with reddish-brown trim, while a replacement material, maintains appropriate proportions and creates a visually cohesive appearance that does not detract from the historic character.

The property's relationship to the Dutch Colonial at 28534 Sheeks Boulevard is noteworthy, as the presence of two examples of this relatively uncommon style in close proximity suggests either shared builder preferences or coordinated development during the mid-1920s. Together, these properties demonstrate the architectural variety present in Flat Rock's early residential development and contribute to understanding the range of housing options available to residents during the formative years of the 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0099_000 Lot# 99 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28564 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0100_000 Lot# 100 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095558		Long: -83.285975		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1954
Architectural Style	Post-WWII Ranch
Building Form	1-Story rectilinear building
Roof Form	Side-gabled with carport extension
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached carport/garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	28564 Sheeks Blvd N		
Historic/Original Owner	Unknown		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		

Survey Date	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.

This 1954 ranch house is a single-story residential structure situated on Sheeks Boulevard in Flat Rock. The building represents 1950s post-war suburban residential development when Flat Rock was evolving beyond Ford's Village Industries program into a conventional suburban community. The property demonstrates the ranch house form that became the dominant residential architecture of post-war America.

The house exhibits classic ranch characteristics with a low, horizontal profile, simple side gable roof, and single-story configuration that creates the streamlined appearance characteristic of 1950s residential design. The roof is covered with asphalt shingles in a standard residential application. The simple side gable form reflects the practical, efficient approach to residential construction that made ranch houses the most popular housing type of the post-war era.

The exterior walls are clad in aluminum siding in a light color that represents either original construction materials or early replacement siding. Aluminum siding was becoming popular during the 1950s as a low-maintenance alternative to wood, and its presence on a 1954 house may be original or near-original. The aluminum siding provides a uniform appearance typical of mid-century residential construction.

The windows have been replaced with modern vinyl units including both double-hung and picture window configurations. The fenestration maintains the horizontal emphasis characteristic of ranch design, with windows arranged to maximize natural light and views. The window replacements represent common alterations that impact material integrity but generally maintain the original fenestration patterns.

The front facade displays the asymmetrical composition typical of ranch design, with the main entrance positioned off-center and an attached garage integrated into the overall building mass on the left side. The attached garage with its overhead door is a defining feature of 1950s ranch houses, representing the full integration of automobile accommodation into residential design that distinguished mid-century housing from earlier periods.

A concrete driveway provides direct access to the attached garage, demonstrating the automobile-oriented planning that characterized post-war suburban development. Foundation plantings and a well-maintained lawn provide landscaping appropriate to the ranch style's emphasis on horizontal lines and integration with the landscape.

The building sits on a concrete or concrete block foundation appropriate for 1954 construction methods. The property demonstrates the suburban residential character typical of 1950s development.

Despite material alterations, character-defining features that remain include the single-story ranch form, the low horizontal profile, the simple side gable roof, the attached garage integration, the overall ranch proportions and scale, and the emphasis on horizontal lines typical of 1950s design.

History of the Resource

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

In 1931, C.S. Cooke owned Lot 100 in the Gordon-Dale Sub.[1] In 1950, Ray and Loretta Anderson resided at 28564 Sheeks; and Ray Anderson worked as machine repairman at the Railroad.[2] In 1963, Ray Anderson resided at 28564 Sheeks.[3] In 1970, Ray Anderson resided at 28564 Sheeks.[4]

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. <u>This is required for all properties</u>.

This 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant 1950s post-war suburban residential development when

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 128; citing entry for C.S. Cooke; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 228, for Ray & Loretta Anderson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 50 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Flat Rock was evolving beyond Ford's Village Industries into a conventional suburban community, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1954, this house represents residential development during the 1950s post-war suburban expansion period when Flat Rock was transitioning from its Ford Village Industries heritage to become part of the broader pattern of American suburban development. The property demonstrates the ranch house type that dominated 1950s residential construction and made homeownership accessible to middle-class families during the post-war economic boom.

1950s Suburban Development: The 1954 construction date places this property in the heart of the 1950s suburban expansion when ranch houses were being built across America to accommodate growing families and rising prosperity. The integrated attached garage demonstrates the full automobile orientation that distinguished 1950s suburban development from earlier periods.

Material Integrity Considerations: While the property retains its basic form and design, aluminum siding (which may be original or early replacement) and vinyl window replacements impact authentic 1950s appearance. These alterations limit the building's ability to convey all aspects of original ranch character.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, workmanship, setting, feeling, and association to contribute to the district's significance. The retention of the ranch form, attached garage integration, and overall 1950s suburban character allows the property to convey the residential development patterns of the post-war period.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **1950s Suburban Development:** Built in 1954 during the post-war suburban expansion, representing the community's evolution beyond Ford Village Industries.
2. **Ranch House Type:** Demonstrates the dominant residential building type of the 1950s that characterized post-war American suburban development.
3. **Automobile Integration:** The attached garage represents full integration of automobile accommodation into residential design.
4. **Sufficient District Integrity:** Despite material alterations, retains enough integrity in form, design, and setting to contribute to understanding residential development patterns.
5. **Post-War Expansion:** Represents the continued viability and growth of Flat Rock during the 1950s suburban boom.

Factors Supporting Contributing Status:

- Construction during 1950s post-war suburban expansion
- Retention of classic ranch form and horizontal emphasis
- Attached garage demonstrates automobile-oriented planning
- Represents nationally significant ranch house type
- Maintains setting and historical associations

Factors Limiting Individual Eligibility:

- Aluminum siding (whether original or replacement) and window replacement alter materials
- Standard suburban ranch design without exceptional distinction

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_094_04_0100_000 Lot# 100 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28604 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0101_000 Lot# 101 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095408		Long: -83.28599		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1949	
Architectural Style	Architectural Style: Post-WWII Colonial Revival/Cape Cod	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled with front gabled dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (upper), stone veneer (lower)	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28604 Sheeks Blvd. (North)						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	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.

This 1949 Minimal Traditional cottage is a two-story residential structure situated on Sheeks Boulevard in Flat Rock. The building represents immediate post-World War II residential development during the final phase of Ford's Village Industries program and the early transition to post-war suburban development. The property demonstrates the modest housing that characterized the immediate post-war period, though material alterations have impacted its original character.

The house exhibits Minimal Traditional characteristics with a simple side gable roof form and compact two-story configuration that creates the economical, functional appearance typical of late 1940s residential construction. The roof is covered with asphalt shingles in a standard residential application. The simple gable form reflects the practical, resource-conscious approach to residential construction during the immediate post-war period when building materials were still somewhat constrained and demand for affordable housing was high.

The exterior walls display a combination of materials that represents later alterations. The lower portion features stone veneer that appears to be a later addition, offering a substantial appearance while being more economical than full masonry construction. Stone veneer became popular as an upgrade material in the mid-20th century. The upper walls are clad in tan vinyl siding that represents replacement of original materials, which were likely wood clapboard or wood shingles typical of 1949 construction.

The windows have been replaced with modern vinyl units including both double-hung and picture window configurations. The large picture windows, particularly visible on the first floor, may represent alterations from the original smaller windows typical of Minimal Traditional design, though large picture windows became popular additions during the 1950s-1960s as homeowners updated their houses.

The front facade displays a two-story form with the entrance positioned on the first floor, accessed via concrete steps. The overall composition reflects the straightforward, practical design approach of immediate post-war modest housing. A detached garage is visible to the right of the house, demonstrating the continued use of detached garages during the late 1940s before attached garages became standard.

The building sits on a concrete or concrete block foundation appropriate for 1949 construction methods. The property includes well-maintained landscaping with decorative plantings, a manicured lawn, and ornamental features that enhance the residential character.

Despite material alterations including stone veneer, vinyl siding, and replacement windows, character-defining features that remain include the two-story cottage form, the simple side gable roof, the compact scale typical of post-war housing, and the detached garage. These elements continue to convey the building's role in immediate post-war 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.

In 1950, Louis and Helen Lakatos and children resided at 28604 Sheeks; and Louis Lakatos worked as crane operator at an auto manufacturer.[1] In 1957, Louis Lakatos resided at 28604 Sheeks.[2] In 1967, August A. Wenzel resided at 28604 Sheeks.[3]

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 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant immediate post-war residential development during the final phase of Ford's Village Industries program and the transition to post-war suburban development, though material alterations limit its architectural significance and individual eligibility potential.

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 229, for Louis & Helen Lakatos and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 23 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-1966) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Built in 1949, this house represents residential development during the crucial immediate post-war period when Flat Rock was experiencing the final phase of Ford's Village Industries program and beginning its transition to conventional post-war suburban development. The property demonstrates the modest housing that was constructed to meet the tremendous demand for housing as veterans returned from World War II and began forming families.

Immediate Post-War Housing: The 1949 construction date places this property in the critical immediate post-war period when housing demand was exceptionally high. The Minimal Traditional style reflected the need for economical, efficient construction that could provide adequate housing quickly and affordably for returning veterans and growing families.

Material Integrity Limitations: The installation of stone veneer, vinyl siding, and replacement windows has significantly impacted the property's material integrity and authentic 1949 appearance. These alterations limit the building's ability to convey its original Minimal Traditional character.

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the two-story cottage form, simple gable roof, and detached garage allows the property to convey the residential development patterns of the immediate post-war period.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. Immediate Post-War Period: Built in 1949 during the critical post-war housing boom, representing the community's response to housing demand from returning veterans.
2. Veterans' Housing: Represents modest, affordable housing that provided homes for WWII veterans and their families.
3. Transitional Period: Documents the community's evolution during the final Ford Village Industries phase and transition to post-war development.
4. Sufficient District Integrity: Despite material alterations, retains enough integrity in form and setting to contribute to understanding residential development patterns.
5. Complete Property: Retention of detached garage adds to historical completeness.

Factors Supporting Contributing Status:

- Construction during immediate post-war period (1949)
- Retention of basic two-story cottage form
- Represents essential veterans' housing
- Detached garage demonstrates late 1940s residential patterns
- Maintains setting and historical associations

Factors Limiting Individual Eligibility:

- Stone veneer addition alters original appearance
- Vinyl siding covers original materials
- Window replacement alters 1949 character
- Material alterations reduce architectural integrity

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_094_04_0101_000 Lot# 101 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28614 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0102_000 Lot# 102 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095283		Long: -83.285996		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1940	
Architectural Style	Colonial Revival/Cape Cod	
Building Form	1–Story rectilinear building	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung, Bay	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28614 Sheeks Blvd. N						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	31 Aug 2025	Recorded By	Lesley Gilllliland 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 28614 Sheeks Boulevard N is a single-story Colonial Revival style residence with prominent Cape Cod characteristics, constructed in 1940. This property represents the pre-World War II residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the high-quality Colonial Revival architecture that remained popular during the late 1930s and early 1940s before wartime constraints affected residential construction.

Overall Form and Massing:

The house exhibits a classic Cape Cod configuration with a compact rectangular single-story form and side-gable roof orientation. The building demonstrates the symmetrical composition and balanced proportions characteristic of Colonial Revival residential design, creating a formal yet domestic appearance appropriate to quality suburban residential development. The overall massing emphasizes horizontal lines while maintaining the traditional colonial proportions that defined this enduringly popular architectural style.

Foundation:

The building rests on a concrete foundation typical of late 1930s residential construction, providing stable support for the brick veneer construction above. The foundation is largely concealed by grade and landscaping, maintaining the traditional colonial appearance.

Exterior Wall Materials:

The exterior walls are clad entirely in red brick veneer that demonstrates the quality construction standards and material choices available during the late 1930s before wartime material restrictions. The consistent brick treatment creates visual unity and provides both durability and substantial appearance that distinguishes this property as a quality example of pre-war residential construction. White-painted wood trim around windows, doors, and building corners provides visual contrast and emphasizes the building's classical proportions and detailing.

Roofing:

The primary roof features a side-gable configuration covered in dark asphalt composition shingles that complement the brick exterior and create a unified color palette. The simple gable form maintains traditional colonial proportions while providing efficient weather protection and interior space utilization. A prominent brick chimney with traditional proportions and quality craftsmanship provides both functional and aesthetic value.

Windows and Doors:

The fenestration demonstrates the balanced composition characteristic of Colonial Revival design. The front facade includes a distinctive bay window that projects from the main wall plane, creating architectural interest and providing enhanced interior light and views. Additional windows maintain regular spacing and appear to be replacement units that preserve appropriate sizes and proportions for the building's colonial character. The white-painted trim provides visual definition and enhances the building's traditional character.

Entrance Treatment:

The main entrance features a simple covered entry with white-painted trim and classical detailing that reflects Colonial Revival design principles. The entrance treatment provides weather protection while maintaining the symmetrical composition and traditional character that defines the architectural style.

Character-Defining Features:

1. Single-story Cape Cod massing with side-gable roof
2. High-quality red brick veneer construction throughout
3. White-painted wood trim providing classical detailing
4. Distinctive projecting bay window creating architectural interest
5. Prominent brick chimney with traditional proportions
6. Symmetrical facade composition characteristic of Colonial Revival
7. Simple covered entrance with classical trim details
8. Rectangular plan with efficient colonial room arrangement

Site and Setting:

The property occupies a well-maintained suburban lot on Sheeks Boulevard with mature trees and professional landscaping that complement the sophisticated architectural design. The front yard includes maintained lawn areas, foundation plantings, and a concrete walkway that reflects the suburban residential character established during the pre-war development period. The generous lot size and landscape treatment demonstrate the elevated residential standards that characterized quality construction during the late 1930s.

Accessory Resources:

No significant outbuildings are visible from the public right-of-way, though any garage or utility structures would likely be located at the rear of the property and designed to complement the main residence's colonial 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 1950, Willard & Arpy Wipert resided at 28614 Sheeks; and Willard worked as quality control at an auto parts manufacturer.[1] Ms. Krista & Ms. Judith Coltson were residing at 28614 Sheeks Blvd. N from 1958 though 1960.[2] Stanley Coltson and family resided at 28614 Sheeks Blvd. N from 1954 until 1962.[3] In 1963, E. Beauchamp resided at 28614 and is recorded there through 1971.[4]

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 28614 Sheeks Boulevard N contributes significantly to the proposed Flat Rock Historical District as an excellent example of pre-World War II Colonial Revival residential architecture that represents the quality suburban development that characterized the late 1930s phase of the Late Period of Significance (1920-1975). Constructed in 1940, this residence demonstrates the architectural sophistication and construction quality that were achievable during the pre-war period before material and labor constraints affected residential construction during the war years.

Criterion A (Events):

This property is significant under Criterion A as representative of the pre-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community during the late 1930s. The construction date of 1940 places it within the period when Ford Motor Company's industrial operations were expanding in preparation for war production, creating demand for quality residential construction that would house supervisory and professional workers.

The Colonial Revival architectural style represents the continued preference for traditional American residential design during the late 1930s, reflecting both cultural values and the availability of quality materials and skilled craftsmanship before wartime constraints. This property demonstrates how the community's industrial prosperity enabled residents to invest in substantial, architecturally sophisticated housing that embodied traditional American residential ideals.

The location on Sheeks Boulevard represents the geographic expansion of quality residential development beyond the original Ford Avenue corridor, demonstrating the community's growth and prosperity during the pre-war phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses exceptional significance under Criterion C as an outstanding example of Colonial Revival residential architecture that demonstrates the highest level of design quality and construction craftsmanship achieved during the pre-war period. The red brick veneer construction, distinctive bay window, quality trim work, and prominent brick chimney represent sophisticated understanding of Colonial Revival design principles and their successful application to contemporary residential construction.

The building demonstrates the architectural preferences and construction capabilities that characterized quality residential development during the late 1930s, when materials and skilled labor were readily available for residential construction. The property represents the successful combination of traditional American design principles with contemporary construction methods and lifestyle requirements.

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

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 230, for Willard & Arpy Wipert ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 58 of 58; United States. National Archives and Records Administration.

[2] "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 bonds in various denominations; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[3] 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**) pg. 6, for 28614 Sheeks Blvd; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-62) for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-71) for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: EXCELLENT - All essential Colonial Revival design elements remain intact, including the Cape Cod form, bay window, symmetrical composition, and overall architectural character that defines the style.

Setting: EXCELLENT - The suburban residential neighborhood setting is well-preserved, with maintained landscapes and residential context that continues to reflect the pre-war development character.

Materials: EXCELLENT - The red brick veneer, white wood trim, and other character-defining materials appear to be original and maintain the property's material authenticity and visual quality.

Workmanship: EXCELLENT - The construction quality is evident in the brick veneer work, bay window construction, trim detailing, and overall craftsmanship that demonstrates the highest standards of late 1930s residential construction.

Feeling: EXCELLENT - The property strongly conveys the sense of late 1930s suburban prosperity, architectural sophistication, and traditional American residential values that characterized the pre-war period.

Association: EXCELLENT - The direct connection to pre-war residential development and the community's industrial prosperity remains clear and intact, providing tangible association with the community's growth during the late 1930s phase of the Late Period of Significance.

Historic District Contribution

This property makes an exceptional contribution to the proposed Flat Rock Historical District as one of the finest examples of pre-World War II Colonial Revival residential architecture. The combination of high-quality materials, sophisticated design, and excellent preservation makes it a significant representative of the elevated residential standards that characterized the community during the pre-war phase of industrial development.

The property's 1940 construction date places it within an important period that demonstrates the community's prosperity and architectural sophistication immediately before wartime constraints affected residential construction. It represents the successful culmination of 1930s residential development and the quality standards that would serve as a model for post-war construction.

CONTRIBUTING STATUS STRONGLY RECOMMENDED

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

1. **Exceptional Historical Significance:** Constructed in 1940 during the pre-war phase of the Late Period of Significance, representing the quality residential development that characterized the community's prosperity before wartime constraints.
2. **Outstanding Architectural Integrity:** Retains excellent integrity in all seven aspects with sophisticated Colonial Revival architecture that demonstrates the highest level of residential design and construction quality of the pre-war period.
3. **Superior Construction Quality:** The red brick veneer construction, distinctive bay window, quality trim work, and prominent chimney represent elevated construction standards that distinguish this property as an exceptional example of its type and period.
4. **Geographic Representation:** Located on Sheeks Boulevard, demonstrating the expansion of quality residential development and the community's growth during the pre-war period.
5. **Typological Excellence:** Represents the architectural sophistication and construction quality that characterized the most successful pre-war suburban residential development in southeastern Michigan.

This property meets all requirements for National Register eligibility and demonstrates exceptional preservation of its historical and architectural significance. Future preservation efforts should prioritize maintaining the red brick veneer exterior, distinctive bay window, white trim detailing, and all character-defining Colonial Revival elements that distinguish this property as an exceptional example of pre-war residential 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), 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	28624 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0103_000 Lot# 103 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095131		Long: -83.286045		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditional with Colonial Revival elements	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with multiple sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	White horizontal vinyl siding with red brick base	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash windows with multi-light upper sashes	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28624 Sheeks Blvd N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	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.

This 1940 Craftsman bungalow is a single-story residential structure situated on Sheeks Boulevard in Flat Rock. The building represents residential development during the height of Ford's Village Industries program, constructed during the final years before America's entry into World War II. The property demonstrates substantial Craftsman bungalow architecture with distinctive features despite some material alterations.

The house exhibits strong Craftsman characteristics with a hip roof form accented by projecting gabled elements that create visual interest and architectural sophistication. The hip roof with gable projections is a hallmark of quality Craftsman design, creating varied rooflines and dynamic massing. The roof is covered with dark gray asphalt shingles that complement the building's color scheme. The complex roof form demonstrates the Craftsman emphasis on varied architectural elements and substantial construction.

A particularly significant feature of this property is the prominent brick construction on the lower portion of the walls. The brick appears to serve both as foundation and as lower wall cladding, creating a substantial base that demonstrates quality construction and the Craftsman emphasis on natural, durable materials. The brick has a warm reddish tone and appears to extend up to approximately window sill height, creating a strong visual foundation for the building.

The upper walls are clad in vinyl siding in a light cream or beige color that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1940 Craftsman construction. Despite the vinyl siding, the building's strong architectural form remains highly visible and the combination of brick base and light-colored upper walls creates visual interest that echoes the Craftsman tradition of varied materials and textures.

The windows have been replaced with modern vinyl units that include decorative shutters in a dark color, adding visual interest. The window replacement represents an alteration, but the fenestration appears to maintain the original window arrangements typical of Craftsman design, with grouped windows creating emphasis on natural light and connection to the outdoors.

The front facade displays the asymmetrical composition typical of Craftsman design, with a prominent covered porch supported by substantial brick piers that match the brick foundation/lower wall construction. The brick piers demonstrate the Craftsman emphasis on natural materials and solid construction. The porch extends across a portion of the facade and provides the characteristic outdoor living space essential to bungalow architecture. Metal railings provide safety while maintaining visibility.

The prominent brick chimneys visible at both ends of the building add to the substantial character and demonstrate the quality construction typical of 1940 Craftsman bungalows. The presence of multiple chimneys suggests well-developed interior spaces with heating provisions.

The building sits on the prominent brick foundation/lower wall that is one of its most distinctive features. The property includes well-maintained landscaping with foundation plantings, a manicured lawn, and decorative elements that enhance the residential character.

Despite vinyl siding on the upper walls and replacement windows, character-defining features that remain include the hip roof with projecting gables, the substantial brick foundation/lower walls, the brick porch piers, the multiple brick chimneys, the covered front porch, and the overall Craftsman proportions and massing. The brick elements are particularly significant as they demonstrate the quality construction and use of durable materials characteristic of 1940 Craftsman design.

History of the Resource

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

In 1939, Harry and Alice Anderson and family were living at 28624 Sheeks.[1] In 1940, Harry and Alice Anderson and family were living at 28624 Sheeks Blvd., and Harry Anderson was employed as an owner of a grocery store.[2] In 1950, Henry

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

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5B, dwelling 92, family ,Harry & Alice Anderson and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

Anderson and his children resided at 28624 Sheek.[3] In 1963, Harry C. Anderson resided at 28624 Sheeks.[4] In 1970, Robert F. Bennett resided at 28624 Sheeks.[5]

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** with potential for **Individual Eligibility** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant residential development during the height of Ford's Village Industries program and demonstrates substantial Craftsman bungalow architecture with exceptional brick construction features.

Criterion A - Community Planning and Development: Built in 1940, this house represents residential development during the height of Ford's Village Industries program, just before America's entry into World War II. The property demonstrates the quality residential construction that characterized the community during this prosperous period and reflects the substantial investment in housing that supported the industrial workforce. The quality Craftsman construction indicates this was middle-class housing that attracted skilled workers and supervisory personnel.

Criterion C - Architecture: The property represents a substantial example of 1940 Craftsman bungalow architecture with distinctive features including the hip roof with projecting gables, prominent brick foundation/lower walls, brick porch piers, and multiple brick chimneys. The extensive use of brick demonstrates quality construction and the Craftsman emphasis on durable, natural materials. Despite vinyl siding on upper walls, the prominent brick elements and strong architectural form convey the building's Craftsman character and construction quality.

Brick Construction Significance: The prominent brick foundation/lower walls, brick porch piers, and brick chimneys represent substantial investment in quality materials and construction. The extensive brick work is characteristic of higher-quality Craftsman construction and demonstrates skilled masonry work. These brick elements remain intact and highly visible, providing strong architectural distinction.

Strong Design Integrity: Despite vinyl siding on upper walls and replacement windows, the building retains exceptional integrity in its architectural form, brick elements, roof configuration, and porch design. The prominent brick features provide sufficient architectural distinction to support both district contribution and potential individual eligibility consideration.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Height of Ford Village Industries:** Built in 1940 during the peak period of Ford's Village Industries program, representing quality residential development supporting the industrial community.
2. **Substantial Brick Construction:** Prominent brick foundation/lower walls, brick porch piers, and brick chimneys demonstrate quality construction and skilled craftsmanship.
3. **Strong Craftsman Design:** Hip roof with projecting gables, covered porch, and overall Craftsman form demonstrate quality architectural design.
4. **Exceptional Form Integrity:** Despite material alterations, the building's strong architectural form and prominent brick elements maintain Craftsman character.
5. **Quality Middle-Class Housing:** Represents substantial housing that attracted skilled workers and supervisory personnel during Ford Village Industries period.

References

List references used to research and evaluate the individual property.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 22, dwelling 231, for Henry Anderson and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 23 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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_094_04_0103_000 Lot# 103 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28636 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0104_000 Lot# 104 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094982	Long: -83.286011			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1938	
Architectural Style	Minimal Traditional/Cape Cod Revival	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled with front entrance hood	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement windows)	
Window Type	Double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1938-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28636 Sheeks Blvd N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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.

This 1938 Minimal Traditional residence is a one-story cottage situated on Sheeks Boulevard in Flat Rock. The building represents late 1930s residential development during the mature Ford Village Industries period and demonstrates the Minimal Traditional style that emerged during the late Depression era and would dominate American residential construction through the 1940s.

The house exhibits characteristic features of Minimal Traditional architecture: a compact one-story form with restrained ornamentation, efficient use of materials, and simplified traditional details that reflect the economic constraints of the late Depression era combined with conservative design preferences. The building displays a side-gabled roof with moderate eaves that creates the horizontal emphasis typical of Minimal Traditional design. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's compact Minimal Traditional cottage form remains intact and identifiable.

The front elevation features a small covered entry porch with simple posts and railings that provides shelter at the entrance. The porch demonstrates the Minimal Traditional emphasis on functional design with minimal decorative elaboration. Steps provide access from the front walkway.

The windows have been updated with replacement units including both double-hung and picture window configurations. The larger picture window on the front facade represents a later alteration or modernization reflecting post-war window preferences. Window openings generally maintain proportions appropriate to the modest cottage scale.

The property benefits from mature landscaping including substantial street trees that provide dense canopy coverage and frame the house. Foundation plantings and well-maintained lawn with established flower beds demonstrate ongoing care and create an attractive residential setting.

The absence of a garage or carport reflects either original construction patterns or later removal. Many modest homes from the late 1930s were built without garages due to economic constraints during the Depression era.

Character-defining features include the side-gabled roof, the compact one-story Minimal Traditional cottage form, the small covered entry porch, the simple rectangular planning, and the overall modest scale that reflects late 1930s economical residential design.

History of the Resource

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

In 1939, Fred and Chella Spoehr were living at 28636 Sheeks.[1] In 1940, Fred and Chella Spoehr were living at 28636 Sheeks Blvd., and Fred Spoehr was employed as a watchman for an institution.[2] In 1947, Fred. Spoehr was residing at 28636 Sheeks.[3] In 1963, Mrs. Chella Spoehr was living at 28636 Sheeks.[4] In 1967, Mrs. Chella Spoehr was living at 28636 Sheeks.[5] In 1970, Raymond S. Wawrin was residing 28536 Sheeks.[6]

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. <u>This is required for all properties</u>.

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

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5B, dwelling 93, family ,Fred & Chella Spoehr ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 :accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

[3] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 58, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant late 1930s residential development during the mature Ford Village Industries period and demonstrates the type of modest, efficient housing that characterized working-class residential construction during the late Depression era.

Criterion A - Community Planning and Development: Built in 1938, this house represents residential development during the late Depression era when Ford's Village Industries program had matured into a proven model of decentralized manufacturing and community development. The 1938 construction date places the property within the late 1930s period when communities were experiencing economic recovery while still managing Depression-era constraints.

The modest Minimal Traditional cottage form represents practical, economical housing that was affordable for working-class families during the late Depression. This reflects the economic realities of late 1930s construction when building costs needed to be minimized while still providing dignified, permanent residential accommodation. The compact one-story form demonstrates efficient use of materials and simple construction techniques that made home ownership accessible to families with modest means.

The property demonstrates the type of working-class housing that formed the backbone of Flat Rock's residential community, representing homes of industrial workers and their families who supported the Ford Village Industries operations. The modest scale and efficient design reflect the economic constraints of late Depression construction while the permanent residential construction demonstrates community commitment and stability.

Late Depression-Era Construction: The 1938 construction date represents continued residential development during the late Depression when economic conditions were beginning to improve but remained challenging. The property's construction demonstrates the Ford Village Industries program's role in providing economic stability that enabled working families to achieve home ownership despite difficult economic times.

Working-Class Housing Pattern: The modest one-story cottage form represents typical working-class housing that characterized much of Flat Rock's residential development. This housing type was essential to the community's function as an industrial center, providing affordable, permanent homes for the workforce that supported the Village Industries operations.

Minimal Traditional Style: The Minimal Traditional style represents an important transitional phase in American residential architecture, bridging Depression-era economy with post-war housing development. This style emphasized efficiency, affordability, and simplified traditional details appropriate for families with modest means.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Minimal Traditional cottage form with side-gabled roof remains intact. The one-story massing, simple rectangular planning, small covered entry porch, and overall building composition continue to express the property's original 1938 design intent and modest cottage character.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and framed by substantial mature trees. The setting evokes late 1930s working-class residential development.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with modern units including picture windows. However, the roof form and overall building envelope remain intact.

Workmanship: ☑ SUBSTANTIALLY RETAINED - While surface materials have changed, the underlying construction and simple building form demonstrate the efficient, economical workmanship characteristic of late 1930s working-class residential construction. The compact design and straightforward detailing reflect period construction practices.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of modest late 1930s working-class housing. The simple cottage form, compact scale, and residential setting convey the building's 1938 construction date and association with working-class residential development during the late Depression era.

Association: ☑ RETAINED - The property maintains its direct association with late 1930s working-class residential development in Flat Rock during the mature Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised. The building's form, massing, design composition, and setting remain intact, allowing it to convey its significance as late 1930s working-class housing within the Ford Village Industries context.

The National Register recognizes that modest working-class housing often experiences material updates while retaining sufficient integrity to convey historical significance. The property's intact form, preserved roof configuration, maintained simple design composition, and continued residential use allow it to communicate its role in Flat Rock's working-class residential development during the late Depression period.

The property's ability to convey its significance is supported by:

- Complete retention of one-story Minimal Traditional cottage form
- Intact side-gabled roof configuration
- Preserved simple rectangular planning and overall composition
- Maintained modest scale appropriate to working-class housing
- Setting among mature trees reinforcing established neighborhood
- Continued residential use maintaining historical function

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Late Depression-Era Development:** Built in 1938 during the late Depression era, representing working-class residential development during the mature Ford Village Industries period.
2. **Working-Class Housing:** Demonstrates modest, economical housing that was essential to the industrial community and accessible to working families during challenging economic times.
3. **Intact Building Form:** Despite material alterations, the one-story Minimal Traditional cottage form remains intact and conveys late 1930s modest residential character.
4. **Economic Recovery Context:** Represents continued residential construction during late Depression economic recovery, demonstrating the Ford Village Industries program's role in enabling working families to achieve home ownership.
5. **Community Stability:** Continued residential use and maintained condition demonstrate the property's ongoing role in the working-class residential community.

Factors Supporting Contributing Status:

- Construction during significant late Depression period (1938)
- Represents essential working-class housing pattern
- Intact cottage form and massing
- Preserved roof configuration and simple design
- Modest scale reflects economic constraints and working-class character
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association

Factors Affecting Eligibility:

- Vinyl siding covers original materials
- Windows replaced with modern units
- No garage present
- Material alterations preclude individual eligibility
- Significance under Criterion A rather than Criterion C

Assessment: Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact cottage form, preserved simple design, and continued residential use allow the property to convey its significance as late 1930s working-class housing that supported the Ford Village Industries community during the late Depression 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_094_04_0104_000 Lot# 104 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28646 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0009_000 Lot# 9 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094766		Long: -83.285997		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1936	
Architectural Style	Minimal Traditional Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Hipped with cross gables	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Aluminum (sliding and double-hung)	
Window Type	Mixed aluminum sliding and double-hung windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1936-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	28646 Sheeks Blvd N					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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.

This 1936 Minimal Traditional residence is a one-story cottage situated on Sheeks Boulevard in Flat Rock. The building represents mid-1930s residential development during the mature Ford Village Industries period and demonstrates the Minimal Traditional style that emerged during the Depression era as an economical yet dignified approach to residential construction.

The house exhibits characteristic features of Minimal Traditional architecture: a compact one-story form with restrained ornamentation, efficient use of materials, and simplified traditional details that reflect the economic constraints of the Depression era combined with conservative design preferences. The building displays a hipped roof with cross gables that create visual interest while maintaining the style's characteristic simplicity. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in neutral tones that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's Minimal Traditional cottage form with hipped roof and cross gables remains intact and identifiable.

A distinctive feature visible in the photographs is an enclosed porch or sun room addition on the front facade with large windows that provide natural light and protected living space. This enclosed porch area demonstrates later modifications to enhance indoor living space while maintaining visual connection to the street. The porch enclosure represents typical mid-20th century modifications to Depression-era houses as families sought to expand living areas.

The windows have been replaced with aluminum units including both sliding and double-hung configurations. The mixed window types represent practical replacements undertaken at different times. Window openings generally maintain proportions appropriate to the modest cottage scale.

The property is surrounded by chain-link fencing that defines the property boundaries. A substantial mature tree provides canopy coverage and frames the house. The yard shows some areas of unmaintained growth, but the basic residential setting remains evident.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's presence indicates this property had accommodation for automobile storage from an early period.

Character-defining features include the hipped roof with cross gables, the compact one-story Minimal Traditional cottage form, the enclosed front porch addition, the simple massing, and the overall modest scale that reflects mid-1930s economical residential design during the Depression era.

History of the Resource

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

In 1939, Girard & June LaPere were living at 28646 Sheeks.[1] *In 1962, John E. Moorhead resided at 28646 Sheeks.[2] In 1967, Floyd Rhodes resided at 28646 Sheeks. Judy's Beauty Nook was located at 28646 Sheeks in 1967.[3] In 1970, Considine Collins resided at 28646 Sheeks.[4]*

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. <u>This is required for all properties</u>.

This 1936 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant mid-1930s residential development during the mature Ford

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

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 59, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 58, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Village Industries period and demonstrates the type of modest, efficient housing that characterized working-class residential construction during the Depression era.

Criterion A - Community Planning and Development: Built in 1936, this house represents residential development during the mid-Depression era when Ford's Village Industries program had matured into a proven model of decentralized manufacturing and community development. The 1936 construction date places the property within the mid-1930s period when communities were managing Depression-era economic constraints while continuing to provide housing for working families.

The modest Minimal Traditional cottage form represents practical, economical housing that was affordable for working-class families during the Depression. This reflects the economic realities of mid-1930s construction when building costs needed to be minimized while still providing permanent residential accommodation. The compact one-story form with hipped roof and cross gables demonstrates efficient use of materials and straightforward construction techniques that made home ownership accessible to families with modest means.

The property demonstrates the type of working-class housing that formed the backbone of Flat Rock's residential community, representing homes of industrial workers and their families who supported the Ford Village Industries operations. The modest scale and efficient design reflect the economic constraints of Depression construction while the permanent residential construction demonstrates community commitment and the stability provided by Ford's industrial program.

Mid-1930s Depression-Era Construction: The 1936 construction date represents residential development during the heart of the Depression when economic conditions remained challenging. The property's construction demonstrates the Ford Village Industries program's role in providing economic stability that enabled working families to achieve home ownership during one of America's most difficult economic periods.

Working-Class Housing Pattern: The modest one-story cottage form represents typical working-class housing that characterized much of Flat Rock's residential development. This housing type was essential to the community's function as an industrial center, providing affordable, permanent homes for the workforce that supported the Village Industries operations.

Minimal Traditional Style: The Minimal Traditional style represents an important phase in American residential architecture that emerged during the Depression, emphasizing efficiency, affordability, and simplified traditional details. This style would continue to influence residential construction through the 1940s.

Later Porch Enclosure: The enclosed front porch represents typical mid-20th century modifications as families adapted Depression-era houses to changing living preferences and sought to expand usable interior space.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Minimal Traditional cottage form with hipped roof and cross gables remains intact. The one-story massing, simple planning, and overall building composition continue to express the property's original 1936 design intent and modest cottage character. The enclosed front porch maintains the porch footprint while adapting the space for interior use.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The mature tree and detached garage preserve elements of the original residential site development. The setting evokes mid-1930s working-class residential development.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with aluminum units. The front porch has been enclosed. However, the hipped roof form with cross gables and overall building envelope remain intact.

Workmanship: ☑ SUBSTANTIALLY RETAINED - While surface materials have changed, the underlying construction and simple building form demonstrate the efficient, economical workmanship characteristic of mid-1930s working-class residential construction. The compact design and straightforward hipped roof with cross gables reflect period construction practices.

Feeling: ☑ RETAINED - Despite material changes and porch enclosure, the property continues to evoke the sense of modest mid-1930s working-class housing. The simple cottage form, hipped roof with cross gables, compact scale, and residential setting convey the building's 1936 construction date and association with working-class residential development during the Depression era.

Association: ☑ RETAINED - The property maintains its direct association with mid-1930s working-class residential development in Flat Rock during the mature Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised. The building's form, massing, roof configuration, and setting remain intact, allowing it to convey its significance as mid-1930s working-class housing within the Ford Village Industries context.

The National Register recognizes that modest working-class housing often experiences material updates and modifications while retaining sufficient integrity to convey historical significance. The property's intact form, preserved hipped roof with cross gables, maintained simple design composition, detached garage, and continued residential use allow it to communicate its role in Flat Rock's working-class residential development during the Depression period.

The property's ability to convey its significance is supported by:

- Complete retention of one-story Minimal Traditional cottage form
- Intact hipped roof with cross gables
- Preserved simple massing and overall composition
- Maintained modest scale appropriate to working-class housing
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function

Therefore, despite material alterations and porch enclosure, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Mid-1930s Depression-Era Development:** Built in 1936 during the heart of the Depression, representing working-class residential development during the mature Ford Village Industries period.
2. **Working-Class Housing:** Demonstrates modest, economical housing that was essential to the industrial community and accessible to working families during challenging economic times.
3. **Intact Building Form:** Despite material alterations, the one-story Minimal Traditional cottage form with hipped roof and cross gables remains intact and conveys mid-1930s modest residential character.
4. **Ford Village Industries Context:** Represents the stable employment and community development that enabled working families to achieve home ownership during the Depression.
5. **Detached Garage:** Presence of original garage demonstrates vehicle accommodation and complete site development.

Factors Supporting Contributing Status:

- Construction during significant mid-Depression period (1936)
- Represents essential working-class housing pattern
- Intact cottage form with hipped roof and cross gables
- Preserved simple design and modest massing
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association

Factors Affecting Eligibility:

- Vinyl siding covers original materials
- Windows replaced with aluminum units
- Front porch enclosed
- Material alterations preclude individual eligibility
- Significance under Criterion A rather than Criterion C

Assessment: Despite material alterations and porch enclosure, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact cottage form with hipped roof and cross gables, preserved simple design, detached garage, and continued residential use allow the property to convey its significance as mid-1930s working-class housing that supported the Ford Village Industries community during the Depression 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_094_04_0009_000 Lot# 9 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28235 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0009_000 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099093		Long: -83.285174		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1975	
Architectural Style	Contemporary/Modern Building	
Building Form	2-Story rectilinear building	
Roof Form	Complex multi-level with low-pitched sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer with white trim	
Foundation Materials	Concrete	
Window Materials	Wood/Aluminum	
Window Type	Various - large picture windows and standard units	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached multi-car garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐	e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1975-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Leon and Patricia Simeck					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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 residence at 28235 Sheeks Blvd N presents as a distinctive two-story contemporary house that exemplifies the transitional residential architecture of 1975, representing the final years of the Late Period of Significance (1920-1975) as extended under the National Register 50-year rule, which allows properties to achieve significance when they reach fifty years of age. The building exhibits characteristic contemporary design vocabulary of the mid-1970s, including dramatic vertical massing, complex roofline configurations, and the integration of traditional and modern elements that distinguished residential architecture during the immediate post-Vietnam era when suburban development had moved beyond the established patterns that characterized Flat Rock's transformation from rural mill town to mature suburban-industrial community under the influence of Henry Ford's Village Industries program.

This building exhibits characteristics that represent the transitional phase of suburban residential construction that emerged following the conclusion of the Late Period of Significance, utilizing contemporary design principles and materials that had evolved beyond the established ranch and traditional revival architecture that characterized suburban development during the 1920-1972 period. The dramatic proportions, complex massing with contemporary geometric emphasis, characteristic mid-1970s styling with mixed materials and bold architectural statements, and advanced construction methods reflect the design principles that emerged during the decade following the completion of major industrial development when suburban architecture began incorporating the contemporary design vocabulary that distinguished residential construction during the mid-1970s period. The building's overall composition, particularly the two-story contemporary massing with classical portico element and the mixed materials approach, represents the architectural experimentation that characterized suburban development following the established period of significance.

The building features a complex roofline system that incorporates multiple levels and geometric configurations characteristic of contemporary residential design that emerged during the mid-1970s period. The roof is constructed with asphalt shingles that provide reliable weather protection while accommodating the complex geometric forms valued in contemporary architecture. The multi-level roof configuration with varying pitches and geometric emphasis demonstrates the architectural sophistication that characterized contemporary design, providing both functional efficiency and dramatic visual impact while departing from the horizontal emphasis that distinguished suburban residential architecture during the established period of significance. The complex roofline creates varied interior spaces and dramatic exterior massing that reflected the design innovation that characterized contemporary suburban construction when established families sought distinctive residential accommodations that departed from traditional suburban patterns.

The exterior walls demonstrate red brick veneer construction complemented by white trim elements that reflect the material standards and design preferences that characterized contemporary residential construction during 1975. The brick veneer construction provides weather protection and visual appeal while demonstrating the material approaches that characterized suburban residential construction when traditional materials were combined with contemporary design vocabulary to create distinctive architectural statements. The brick veneer construction with contemporary trim details reflects the building standards and architectural quality that characterized suburban residential development during the mid-1970s period, when established families sought residential accommodations that combined traditional materials with contemporary design sophistication.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mid-1970s residential design, with large picture windows and varied window configurations that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary architecture. The prominent front-facing windows, including large picture windows that dominate portions of the facade, demonstrate the contemporary design vocabulary that differed significantly from the traditional window patterns that characterized suburban residential construction during the established period of significance. The window configuration reflects the contemporary emphasis on light, space, and visual drama that distinguished residential architecture during the mid-1970s period.

The most distinctive architectural feature is the prominent classical portico that creates a dramatic entrance element featuring tall white columns supporting a triangular pediment, representing the integration of traditional classical elements with contemporary residential design that characterized architectural experimentation during the mid-1970s period. This portico element demonstrates the eclectic design approach that combined historical references with contemporary suburban architecture, creating distinctive residential statements that differed significantly from the established ranch and traditional revival architecture that characterized suburban development during the period of significance. The classical portico reflects the architectural experimentation that characterized suburban development when established families sought distinctive residential accommodations that incorporated diverse stylistic references.

The attached multi-car garage demonstrates the integration of practical suburban amenities with contemporary architectural design, featuring materials that complement the main structure while providing the essential automotive accommodation that characterized mature suburban living during the mid-1970s. The garage integration reflects the

sophisticated site planning and architectural coordination that distinguished contemporary suburban development when established families required both distinctive design and practical convenience within their residential accommodations.

The property exhibits contemporary suburban landscape characteristics with expansive lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, practical walkways and driveway configuration, and site improvements that integrate the building with its residential setting while reflecting the contemporary suburban development standards that emerged following the established period of significance. The mature landscaping and site improvements demonstrate the contemporary suburban residential standards that characterized development following the conclusion of 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.

The home, 28235 Sheeks is a southern colonial built in 1975 by Leon and Patricia Simeck. Leon, Pat and daughter Laurelyn originally resided here. Patricia Simeck still lives there. The home is 3600 square feet and has a 4-car garage.[1]

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 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1975 transitional suburban development that demonstrated the evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975), as extended under the National Register 50-year rule. This property represents the continued suburban sophistication that followed the completion of major industrial development marked by the Michigan Casting Center in 1972, showing how the community's residential architecture evolved to incorporate contemporary design vocabulary while maintaining the suburban character established during Henry Ford's Village Industries program and subsequent industrial development.

Historical Significance Under Criterion A: Event

This 1975 contemporary house represents the transitional phase of suburban development that demonstrated the continued evolution of Flat Rock's residential character during the final years of the Late Period of Significance as extended under the 50-year rule. The property embodies the sophisticated residential construction that served established families who had prospered through sustained industrial development, showing how contemporary residential design provided innovative housing solutions that maintained community prosperity while reflecting the architectural experimentation that characterized suburban development during the mid-1970s transition period.

The significance of this property as a contemporary house with innovative design elements and quality materials demonstrates the role of transitional residential architecture in maintaining diverse suburban development that supported continued community prosperity during 1975 while providing sophisticated living standards and contemporary lifestyle opportunities for established families. The 1975 construction date places this property within the concluding phase of the Late Period of Significance as extended under the 50-year rule, when Flat Rock had achieved full suburban maturity while beginning to incorporate contemporary architectural vocabulary that reflected evolving design preferences and lifestyle expectations.

Extended Period of Significance Justification

The application of the National Register 50-year rule allows for the extension of the Late Period of Significance to 1975, recognizing that properties constructed within fifty years of the present can achieve historical significance. This extension acknowledges that Flat Rock's suburban development continued to evolve following the completion of major industrial expansion, with residential architecture incorporating contemporary design elements that reflected the community's continued prosperity and architectural sophistication. The 1975 construction date places this property exactly at the fifty-year threshold, making it eligible for consideration as a contributing resource that represents the transitional suburban development patterns that concluded the established period of community transformation.

The contemporary architectural vocabulary exhibited by this property represents the design trends that emerged following the conclusion of the established period of significance, reflecting suburban development patterns that departed from the ranch and traditional revival architecture that characterized residential construction during the period when Flat Rock's suburban transformation was occurring. While the property demonstrates the continued prosperity and suburban

[1] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

development that followed the established period, it does not contribute to the architectural or social narrative that defines the district's significance during the critical transformation period.

Architectural Evaluation

The building represents competent contemporary residential design that incorporates both modern and traditional elements characteristic of mid-1970s suburban architecture. The dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element demonstrate the architectural experimentation that characterized suburban development during the mid-1970s period. However, these design elements represent architectural trends that emerged following the conclusion of the established period of significance and therefore do not contribute to the understanding of the architectural development that occurred during Flat Rock's critical transformation period.

The integration of classical elements with contemporary design vocabulary reflects the eclectic approach that characterized suburban architecture during the mid-1970s, when established architectural patterns were being challenged and modified by new design influences. While architecturally competent, these design approaches represent departure from the established suburban architectural vocabulary that characterized development during the period of significance.

Evaluation of Integrity

The property demonstrates good physical integrity in terms of location, design, materials, workmanship, and setting, maintaining its original contemporary architectural character and continuing to function as intended within the suburban residential context. However, the property lacks integrity of feeling and association with regard to the established period of significance, as its architectural vocabulary and construction date place it outside the temporal framework that defines the district's historical significance.

Location and Setting: The house retains its original location within the Sheeks Boulevard neighborhood, which maintains suburban residential character. However, the setting relationship to the period of significance is compromised by the temporal disconnect.

Design, Materials, and Workmanship: The building maintains its original contemporary design characteristics, materials, and construction quality, demonstrating good physical preservation of its 1975 architectural character.

Feeling and Association: The property conveys the 1975 transitional suburban character that characterized Flat Rock's continued prosperity and evolving suburban development, maintaining associative connections to the sophisticated residential architecture and the innovative housing solutions that maintained community prosperity while representing the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Contemporary Architecture and Suburban Evolution

The property's significance as a contemporary house with innovative design elements and quality materials makes it a valuable contributor to the district's ability to convey the evolving suburban transformation and continued prosperity that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule. The building demonstrates how contemporary residential architecture provided innovative housing solutions that combined sophisticated architectural character with contemporary design vocabulary, enabling established suburban families to achieve distinctive homeownership while supporting the continued community prosperity that characterized mature industrial communities during the transitional suburban development period.

The 1975 contemporary house demonstrates the housing innovation that supported continued community prosperity by providing sophisticated residential solutions that attracted and retained established families while reflecting evolving architectural preferences, showing how contemporary residential architecture enabled the sustained suburban sophistication that characterized mature industrial communities during the concluding suburban development period of the extended Late Period of Significance.

SHPO Compliance and Recommendation

The property at 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1975 transitional suburban development that demonstrated the continued evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975) as extended under the 50-year rule. The building maintains excellent integrity and contributes to the district's representation of the community's continued suburban evolution while maintaining prosperity and sophisticated residential development.

For SHPO compliance, this property should be documented as a contributing resource that represents the contemporary residential construction that maintained innovative suburban development during the concluding phase of the Late Period of Significance as extended under the 50-year rule, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1975 contemporary construction with innovative design elements. The property exemplifies the sophisticated residential architecture and the innovative housing solutions that served Flat Rock's established suburban families during 1975, showing how contemporary design enabled the sustained suburban sophistication that maintained the community's prosperity while

achieving evolved suburban development standards during the concluding suburban development phase of the extended Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property represents quality contemporary residential architecture from 1975 that demonstrates continued suburban development following the conclusion of the Late Period of Significance. While architecturally competent and well-preserved, the property does not contribute to the understanding of Flat Rock's historical transformation during the critical 1920-1972 period that defines the district's significance.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the transitional suburban development patterns that characterized Flat Rock's continued prosperity during the mid-1970s concluding years of the Late Period of Significance as extended under the 50-year rule. Its contemporary design with innovative elements represents the housing that enabled established families to achieve distinctive suburban living while reflecting evolving architectural preferences, contributing meaningfully to the district's narrative of sustained community prosperity and architectural evolution throughout the extended Late Period of Significance.

Architectural Merit: Good example of mid-1970s contemporary residential architecture with characteristic features including dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element. The building represents architectural experimentation that characterized suburban development during the mid-1970s, demonstrating competent design that incorporates both modern and traditional elements.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and contemporary architectural character intact. The building clearly conveys its 1975 contemporary origins and continues to function as intended, with maintained exterior and suburban setting that preserve its innovative residential character and demonstrate the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1975 construction is over three decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Contemporary Construction Industry:** Contemporary residential design had achieved complete development through conventional building industry by mid-1970s • **Sophisticated Construction Methods:** Represents innovative builder construction using contemporary design principles and advanced methods • **Professional Design Services:** Contemporary residential architecture was available through professional architectural services by the 1970s

Alternative Construction Methods More Likely: • **Professional Architect/Builder Construction:** Contemporary housing was designed by architects or sophisticated contractors using innovative methods and contemporary materials • **Custom Architectural Services:** Contemporary residential plans were available through professional architectural services and custom design practices • **Individual Development Patterns:** Represents custom suburban development using distinctive floor plans and contemporary construction • **Contemporary Material Availability:** Mixed materials and contemporary elements available through established building supply networks

Conclusion: This property certainly represents conventional contemporary construction by professional architects or sophisticated builders using established contemporary design principles and innovative materials available through standard building industry channels during the mid-1970s suburban development period. The 1975 construction date places it well beyond the catalog home era when contemporary residential architecture was fully developed through professional design services and conventional building practices.

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_094_99_0009_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28235 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0009_000 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099093		Long: -83.285174		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1975	
Architectural Style	Contemporary/Modern Building	
Building Form	2-Story rectilinear building	
Roof Form	Complex multi-level with low-pitched sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick veneer with white trim	
Foundation Materials	Concrete	
Window Materials	Wood/Aluminum	
Window Type	Various - large picture windows and standard units	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached multi-car garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐	e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1975-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Leon and Patricia Simeck					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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 residence at 28235 Sheeks Blvd N presents as a distinctive two-story contemporary house that exemplifies the transitional residential architecture of 1975, representing the final years of the Late Period of Significance (1920-1975) as extended under the National Register 50-year rule, which allows properties to achieve significance when they reach fifty years of age. The building exhibits characteristic contemporary design vocabulary of the mid-1970s, including dramatic vertical massing, complex roofline configurations, and the integration of traditional and modern elements that distinguished residential architecture during the immediate post-Vietnam era when suburban development had moved beyond the established patterns that characterized Flat Rock's transformation from rural mill town to mature suburban-industrial community under the influence of Henry Ford's Village Industries program.

This building exhibits characteristics that represent the transitional phase of suburban residential construction that emerged following the conclusion of the Late Period of Significance, utilizing contemporary design principles and materials that had evolved beyond the established ranch and traditional revival architecture that characterized suburban development during the 1920-1972 period. The dramatic proportions, complex massing with contemporary geometric emphasis, characteristic mid-1970s styling with mixed materials and bold architectural statements, and advanced construction methods reflect the design principles that emerged during the decade following the completion of major industrial development when suburban architecture began incorporating the contemporary design vocabulary that distinguished residential construction during the mid-1970s period. The building's overall composition, particularly the two-story contemporary massing with classical portico element and the mixed materials approach, represents the architectural experimentation that characterized suburban development following the established period of significance.

The building features a complex roofline system that incorporates multiple levels and geometric configurations characteristic of contemporary residential design that emerged during the mid-1970s period. The roof is constructed with asphalt shingles that provide reliable weather protection while accommodating the complex geometric forms valued in contemporary architecture. The multi-level roof configuration with varying pitches and geometric emphasis demonstrates the architectural sophistication that characterized contemporary design, providing both functional efficiency and dramatic visual impact while departing from the horizontal emphasis that distinguished suburban residential architecture during the established period of significance. The complex roofline creates varied interior spaces and dramatic exterior massing that reflected the design innovation that characterized contemporary suburban construction when established families sought distinctive residential accommodations that departed from traditional suburban patterns.

The exterior walls demonstrate red brick veneer construction complemented by white trim elements that reflect the material standards and design preferences that characterized contemporary residential construction during 1975. The brick veneer construction provides weather protection and visual appeal while demonstrating the material approaches that characterized suburban residential construction when traditional materials were combined with contemporary design vocabulary to create distinctive architectural statements. The brick veneer construction with contemporary trim details reflects the building standards and architectural quality that characterized suburban residential development during the mid-1970s period, when established families sought residential accommodations that combined traditional materials with contemporary design sophistication.

The window arrangement demonstrates the contemporary approach to fenestration that characterized mid-1970s residential design, with large picture windows and varied window configurations that provide natural light and visual connection to the surrounding landscape while reflecting the design principles that emphasized interior-exterior relationships valued in contemporary architecture. The prominent front-facing windows, including large picture windows that dominate portions of the facade, demonstrate the contemporary design vocabulary that differed significantly from the traditional window patterns that characterized suburban residential construction during the established period of significance. The window configuration reflects the contemporary emphasis on light, space, and visual drama that distinguished residential architecture during the mid-1970s period.

The most distinctive architectural feature is the prominent classical portico that creates a dramatic entrance element featuring tall white columns supporting a triangular pediment, representing the integration of traditional classical elements with contemporary residential design that characterized architectural experimentation during the mid-1970s period. This portico element demonstrates the eclectic design approach that combined historical references with contemporary suburban architecture, creating distinctive residential statements that differed significantly from the established ranch and traditional revival architecture that characterized suburban development during the period of significance. The classical portico reflects the architectural experimentation that characterized suburban development when established families sought distinctive residential accommodations that incorporated diverse stylistic references.

The attached multi-car garage demonstrates the integration of practical suburban amenities with contemporary architectural design, featuring materials that complement the main structure while providing the essential automotive accommodation that characterized mature suburban living during the mid-1970s. The garage integration reflects the

sophisticated site planning and architectural coordination that distinguished contemporary suburban development when established families required both distinctive design and practical convenience within their residential accommodations.

The property exhibits contemporary suburban landscape characteristics with expansive lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, practical walkways and driveway configuration, and site improvements that integrate the building with its residential setting while reflecting the contemporary suburban development standards that emerged following the established period of significance. The mature landscaping and site improvements demonstrate the contemporary suburban residential standards that characterized development following the conclusion of 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.

The home, 28235 Sheeks is a southern colonial built in 1975 by Leon and Patricia Simeck. Leon, Pat and daughter Laurelyn originally resided here. Patricia Simeck still lives there. The home is 3600 square feet and has a 4-car garage.[1]

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 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1975 transitional suburban development that demonstrated the evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975), as extended under the National Register 50-year rule. This property represents the continued suburban sophistication that followed the completion of major industrial development marked by the Michigan Casting Center in 1972, showing how the community's residential architecture evolved to incorporate contemporary design vocabulary while maintaining the suburban character established during Henry Ford's Village Industries program and subsequent industrial development.

Historical Significance Under Criterion A: Event

This 1975 contemporary house represents the transitional phase of suburban development that demonstrated the continued evolution of Flat Rock's residential character during the final years of the Late Period of Significance as extended under the 50-year rule. The property embodies the sophisticated residential construction that served established families who had prospered through sustained industrial development, showing how contemporary residential design provided innovative housing solutions that maintained community prosperity while reflecting the architectural experimentation that characterized suburban development during the mid-1970s transition period.

The significance of this property as a contemporary house with innovative design elements and quality materials demonstrates the role of transitional residential architecture in maintaining diverse suburban development that supported continued community prosperity during 1975 while providing sophisticated living standards and contemporary lifestyle opportunities for established families. The 1975 construction date places this property within the concluding phase of the Late Period of Significance as extended under the 50-year rule, when Flat Rock had achieved full suburban maturity while beginning to incorporate contemporary architectural vocabulary that reflected evolving design preferences and lifestyle expectations.

Extended Period of Significance Justification

The application of the National Register 50-year rule allows for the extension of the Late Period of Significance to 1975, recognizing that properties constructed within fifty years of the present can achieve historical significance. This extension acknowledges that Flat Rock's suburban development continued to evolve following the completion of major industrial expansion, with residential architecture incorporating contemporary design elements that reflected the community's continued prosperity and architectural sophistication. The 1975 construction date places this property exactly at the fifty-year threshold, making it eligible for consideration as a contributing resource that represents the transitional suburban development patterns that concluded the established period of community transformation.

The contemporary architectural vocabulary exhibited by this property represents the design trends that emerged following the conclusion of the established period of significance, reflecting suburban development patterns that departed from the ranch and traditional revival architecture that characterized residential construction during the period when Flat Rock's suburban transformation was occurring. While the property demonstrates the continued prosperity and suburban

[1] Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

development that followed the established period, it does not contribute to the architectural or social narrative that defines the district's significance during the critical transformation period.

Architectural Evaluation

The building represents competent contemporary residential design that incorporates both modern and traditional elements characteristic of mid-1970s suburban architecture. The dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element demonstrate the architectural experimentation that characterized suburban development during the mid-1970s period. However, these design elements represent architectural trends that emerged following the conclusion of the established period of significance and therefore do not contribute to the understanding of the architectural development that occurred during Flat Rock's critical transformation period.

The integration of classical elements with contemporary design vocabulary reflects the eclectic approach that characterized suburban architecture during the mid-1970s, when established architectural patterns were being challenged and modified by new design influences. While architecturally competent, these design approaches represent departure from the established suburban architectural vocabulary that characterized development during the period of significance.

Evaluation of Integrity

The property demonstrates good physical integrity in terms of location, design, materials, workmanship, and setting, maintaining its original contemporary architectural character and continuing to function as intended within the suburban residential context. However, the property lacks integrity of feeling and association with regard to the established period of significance, as its architectural vocabulary and construction date place it outside the temporal framework that defines the district's historical significance.

Location and Setting: The house retains its original location within the Sheeks Boulevard neighborhood, which maintains suburban residential character. However, the setting relationship to the period of significance is compromised by the temporal disconnect.

Design, Materials, and Workmanship: The building maintains its original contemporary design characteristics, materials, and construction quality, demonstrating good physical preservation of its 1975 architectural character.

Feeling and Association: The property conveys the 1975 transitional suburban character that characterized Flat Rock's continued prosperity and evolving suburban development, maintaining associative connections to the sophisticated residential architecture and the innovative housing solutions that maintained community prosperity while representing the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Contemporary Architecture and Suburban Evolution

The property's significance as a contemporary house with innovative design elements and quality materials makes it a valuable contributor to the district's ability to convey the evolving suburban transformation and continued prosperity that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule. The building demonstrates how contemporary residential architecture provided innovative housing solutions that combined sophisticated architectural character with contemporary design vocabulary, enabling established suburban families to achieve distinctive homeownership while supporting the continued community prosperity that characterized mature industrial communities during the transitional suburban development period.

The 1975 contemporary house demonstrates the housing innovation that supported continued community prosperity by providing sophisticated residential solutions that attracted and retained established families while reflecting evolving architectural preferences, showing how contemporary residential architecture enabled the sustained suburban sophistication that characterized mature industrial communities during the concluding suburban development period of the extended Late Period of Significance.

SHPO Compliance and Recommendation

The property at 28235 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1975 transitional suburban development that demonstrated the continued evolution of Flat Rock's suburban character during the concluding years of the Late Period of Significance (1920-1975) as extended under the 50-year rule. The building maintains excellent integrity and contributes to the district's representation of the community's continued suburban evolution while maintaining prosperity and sophisticated residential development.

For SHPO compliance, this property should be documented as a contributing resource that represents the contemporary residential construction that maintained innovative suburban development during the concluding phase of the Late Period of Significance as extended under the 50-year rule, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1975 contemporary construction with innovative design elements. The property exemplifies the sophisticated residential architecture and the innovative housing solutions that served Flat Rock's established suburban families during 1975, showing how contemporary design enabled the sustained suburban sophistication that maintained the community's prosperity while

achieving evolved suburban development standards during the concluding suburban development phase of the extended Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property represents quality contemporary residential architecture from 1975 that demonstrates continued suburban development following the conclusion of the Late Period of Significance. While architecturally competent and well-preserved, the property does not contribute to the understanding of Flat Rock's historical transformation during the critical 1920-1972 period that defines the district's significance.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the transitional suburban development patterns that characterized Flat Rock's continued prosperity during the mid-1970s concluding years of the Late Period of Significance as extended under the 50-year rule. Its contemporary design with innovative elements represents the housing that enabled established families to achieve distinctive suburban living while reflecting evolving architectural preferences, contributing meaningfully to the district's narrative of sustained community prosperity and architectural evolution throughout the extended Late Period of Significance.

Architectural Merit: Good example of mid-1970s contemporary residential architecture with characteristic features including dramatic two-story massing, complex roofline configuration, large picture windows, and classical portico element. The building represents architectural experimentation that characterized suburban development during the mid-1970s, demonstrating competent design that incorporates both modern and traditional elements.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and contemporary architectural character intact. The building clearly conveys its 1975 contemporary origins and continues to function as intended, with maintained exterior and suburban setting that preserve its innovative residential character and demonstrate the architectural transition that characterized the concluding years of the Late Period of Significance as extended under the 50-year rule.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1975 construction is over three decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Contemporary Construction Industry:** Contemporary residential design had achieved complete development through conventional building industry by mid-1970s • **Sophisticated Construction Methods:** Represents innovative builder construction using contemporary design principles and advanced methods • **Professional Design Services:** Contemporary residential architecture was available through professional architectural services by the 1970s

Alternative Construction Methods More Likely: • **Professional Architect/Builder Construction:** Contemporary housing was designed by architects or sophisticated contractors using innovative methods and contemporary materials • **Custom Architectural Services:** Contemporary residential plans were available through professional architectural services and custom design practices • **Individual Development Patterns:** Represents custom suburban development using distinctive floor plans and contemporary construction • **Contemporary Material Availability:** Mixed materials and contemporary elements available through established building supply networks

Conclusion: This property certainly represents conventional contemporary construction by professional architects or sophisticated builders using established contemporary design principles and innovative materials available through standard building industry channels during the mid-1970s suburban development period. The 1975 construction date places it well beyond the catalog home era when contemporary residential architecture was fully developed through professional design services and conventional building practices.

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_094_99_0009_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28261 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0010_000 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098845		Long: -83.285201		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1970
Architectural Style	Contemporary/Modern
Building Form	1.5 story rectilinear building
Roof Form	Side-gabled with front gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick veneer with wood trim
Foundation Materials	Concrete
Window Materials	Wood with shutters
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached two-car garage Additional: Integrated garage wing with matching materials

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1970-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	
Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒	
General Integrity:	Intact ☒ Altered ☐ Moved ☐ Date(s):
Historic Name	Unknown
Historic/Original Owner	Del and Emily Bock
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	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 residence at 28261 Sheeks Blvd N presents as a distinctive one-and-one-half-story ranch house that exemplifies the sophisticated post-war suburban residential architecture of 1970, representing the culminating phase of suburban development that served Flat Rock's established industrial workforce during the final years of the Late Period of Significance (1920-1972). The building exhibits an innovative combination of ranch horizontality with Cape Cod Revival verticality through its prominent front-gabled dormer configuration, creating a refined architectural composition that distinguished premium suburban construction during the mature suburban development period when established families sought distinctive residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the culminating phase of post-war suburban residential construction that utilized sophisticated ranch design principles enhanced with traditional revival elements and premium materials that had become standard during the prosperous early 1970s suburban development period. The efficient proportions, systematic floor plan organization with enhanced ranch configuration including prominent dormer expansion, characteristic early 1970s styling with red brick veneer construction and traditional wood trim details, and superior construction methods reflect the design principles that had evolved during the quarter-century following World War II when suburban development had achieved full architectural maturity and established families could invest in distinctive residential construction. The building's overall composition, particularly the side-gabled roof configuration with prominent front dormer and the red brick veneer construction with crisp white wood trim details, demonstrates the sophisticated ranch designs that emphasized distinctive suburban living while utilizing premium materials and advanced construction techniques that characterized upscale suburban development during the early 1970s.

The building features a side-gabled roof system enhanced by a prominent front-gabled dormer that provides both additional interior space and sophisticated architectural character that distinguished quality ranch construction during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in premium ranch architecture. The combination of side-gabled and front-gabled configurations demonstrates the architectural sophistication that characterized established ranch architecture, providing both functional efficiency and distinctive visual appeal while maintaining the horizontal emphasis enhanced by vertical elements that distinguished premium suburban residential architecture during 1970. The dormer configuration creates expanded second-floor space while maintaining the essential ranch character, reflecting the design innovation that characterized quality suburban construction when established families sought enhanced residential accommodations.

The exterior walls demonstrate red brick veneer construction complemented by crisp white wood trim that reflects the premium material standards and sophisticated design preferences that characterized quality residential construction during 1970. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized upscale suburban residential construction when traditional masonry materials remained popular for premium ranch homes enhanced with traditional revival elements. The brick veneer construction with white wood trim details, particularly visible in the dormer and window surrounds, reflects the established building standards and architectural quality that characterized premium suburban residential development during the early 1970s period. The use of brick veneer combined with quality wood trim indicates the property's position within the higher tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the culminating phase of the Late Period of Significance.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized established ranch design enhanced with traditional elements and quality suburban construction, with double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and practical function valued in premium ranch architecture. The windows feature decorative shutters that create visual interest and traditional appeal while reflecting the Cape Cod Revival influences that enhanced the ranch design vocabulary during the early 1970s. The dormer windows particularly demonstrate the integration of traditional and contemporary design elements, with multiple windows providing abundant natural light to the expanded second-floor space. The window configuration demonstrates the balance between practical residential function and sophisticated architectural character that characterized quality ranch architecture during the mature suburban development period.

The front entrance features centered placement with modest but refined architectural detailing that reflects the understated elegance that characterized quality ranch design enhanced with traditional revival elements during the early 1970s suburban development period. The entrance design demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the sophisticated character that distinguished quality suburban residential construction. The entrance configuration, enhanced by the prominent dormer above, reflects the suburban living

standards that characterized established suburban communities during the early 1970s when mature families sought distinctive residential accommodations within the prosperous industrial community.

The attached two-car garage demonstrates the integration of practical suburban amenities with architectural design, featuring matching red brick veneer construction that maintains the visual continuity of the overall composition while providing the essential automotive accommodation that characterized mature suburban living during the early 1970s. The garage integration reflects the sophisticated site planning and architectural coordination that distinguished quality suburban development when established families required both distinctive design and practical convenience within their residential accommodations.

The property exhibits premium suburban landscape characteristics with expansive lawn areas enhanced by mature deciduous trees that provide substantial shade and visual appeal, practical concrete walkways and circular driveway configuration, and sophisticated site improvements that integrate the building with its refined residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and premium site improvements, including the circular driveway that enhances the property's suburban presence, demonstrate the sophisticated suburban residential standards that characterized middle-class suburban development and the continued maintenance investment that complements the building's distinctive ranch architectural 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 1970, Del and Emily Bock were the original owners and builders of 28261 Sheeks.[1]

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 28261 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1970 sophisticated post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a distinctive ranch house that provided premium housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance (1920-1972), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and concluded with the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1970 ranch house represents the culminating phase of post-war suburban development that demonstrated the successful completion of Flat Rock's transformation into a sophisticated suburban community that attracted established families while maintaining its industrial employment base during the final years of the Late Period of Significance. The property embodies the distinctive residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how premium residential construction provided essential housing solutions that maintained community prosperity while offering enhanced homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a distinctive ranch house with premium materials and sophisticated design enhanced with traditional revival elements demonstrates the role of upscale residential architecture in maintaining diverse suburban development that supported continued industrial success during 1970 while providing quality living standards and suburban lifestyle opportunities for established families. The 1970 construction date places this property within the culminating suburban development phase of the Late Period of Significance, when Flat Rock had successfully completed its transformation to suburban development patterns while maintaining its industrial employment base through distinctive housing solutions that reflected middle-class prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek premium residential accommodations that combined sophisticated ranch architectural design enhanced with traditional revival elements and superior materials within the mature suburban-industrial community. The distinctive ranch house with its red brick veneer construction, prominent dormer expansion, and refined details provided the enhanced, family-oriented living

[1] 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.

arrangements that appealed to established suburban families while offering the sophisticated design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the early 1970s period.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a distinctive ranch house that served Flat Rock's middle-class suburban development during the culminating phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the culminating suburban transformation while maintaining the residential context that supported distinctive residential construction during 1970.

Design: The property exhibits excellent design integrity in its sophisticated ranch characteristics enhanced with traditional revival elements, including the one-and-one-half-story massing, side-gabled roof with prominent front dormer, red brick veneer construction, and refined proportions that distinguished premium suburban construction during 1970. The building maintains the essential sophisticated ranch design characteristics enhanced with traditional elements that made it representative of the distinctive housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction with white wood trim and essential architectural elements that demonstrate the premium material approaches that characterized middle-class suburban development during 1970. The materials preserve the sophisticated ranch character enhanced with traditional revival elements and refined architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer, prominent dormer, and refined details demonstrates the sophisticated building techniques that characterized established suburban development, reflecting the premium construction approaches and superior quality that made distinctive ranch homes attractive to established families while supporting community prosperity during the culminating suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1970. The setting demonstrates the established suburban character that was supported by distinctive residential architecture and other premium housing solutions that maintained continued community prosperity during the culminating suburban development period.

Feeling and Association: The property conveys the 1970 established suburban character that characterized Flat Rock's mature prosperity and sophisticated suburban development, maintaining associative connections to the distinctive residential architecture and the premium housing solutions that maintained community prosperity while preserving its connection to the sophisticated design approaches that served the established suburban families.

Distinctive Ranch Architecture and Suburban Sophistication

The property's significance as a distinctive ranch house with premium materials and sophisticated design enhanced with traditional revival elements makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the final phase of the Late Period of Significance. The building demonstrates how sophisticated ranch architecture provided essential housing solutions that combined distinctive architectural character with premium materials enhanced by traditional revival elements, enabling established suburban families to achieve enhanced homeownership while supporting the continued community prosperity necessary for sustained industrial success during the culminating suburban development period.

The 1970 distinctive ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how sophisticated residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the culminating post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28261 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1970 sophisticated post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a distinctive ranch house that provided premium housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the sophisticated ranch residential construction that maintained distinctive suburban development during the culminating phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1970 sophisticated ranch construction with premium materials and traditional revival elements. The property exemplifies the distinctive residential architecture and the

premium housing solutions that served Flat Rock's established suburban families during 1970, showing how sophisticated ranch design enhanced with traditional elements enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the culminating suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of sophisticated post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1970 construction date places it during the culminating suburban development period when the community had achieved full suburban sophistication while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

Historic District Contribution: STRONG CONTRIBUTING RESOURCE. The property effectively demonstrates the sophisticated suburban development patterns that characterized Flat Rock's mature prosperity during the early 1970s. Its distinctive ranch design with premium materials and traditional revival elements represents the housing that enabled established families to achieve enhanced suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Architectural Merit: Excellent example of early 1970s sophisticated ranch architecture with characteristic features including side-gabled roof with prominent front dormer, red brick veneer construction with white wood trim, traditional window proportions enhanced with shutters, and distinctive scale. The building represents the mature development of ranch style architecture enhanced with traditional revival elements during the culminating suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled distinctive homeownership during the established post-war suburban period.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline including prominent dormer, materials, and sophisticated ranch character intact. The building clearly conveys its 1970 sophisticated ranch origins enhanced with traditional revival elements and continues to function as intended, with maintained exterior and suburban setting that preserve its distinctive residential character and demonstrate continued investment in the property by established families.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1970 construction is three decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Sophisticated Construction Industry:** Ranch style enhanced with traditional revival elements had achieved complete standardization through conventional building industry by early 1970s

• **Premium Construction Methods:** Represents sophisticated builder construction using premium materials and advanced methods • **Federal Program Evolution:** FHA and VA loan programs had fully matured to promote sophisticated ranch construction through established conventional builders

Alternative Construction Methods More Likely: • **Sophisticated Builder Construction:** Premium housing was built by established contractors using sophisticated methods and premium materials • **Professional Architect/Builder Services:** Sophisticated ranch plans enhanced with traditional elements were available through professional architectural services and established builder networks • **Subdivision Development Patterns:** Represents premium suburban development using distinctive floor plans and sophisticated construction • **Premium Material Availability:** Red brick veneer with quality wood trim and sophisticated materials available through established building supply networks

Design Characteristics Suggesting Conventional Construction: • **Red brick veneer with white wood trim** was standard practice for sophisticated ranch homes by early 1970s • **Side-gabled roof with prominent front dormer** represents sophisticated ranch design available through conventional architectural services • **Traditional revival elements** reflect professional design rather than catalog standardization • **Overall design** reflects mature ranch architecture enhanced with traditional elements available through established building practices

Historical Context Against Catalog Origin: • **Catalog home era** had ended three decades before 1970 construction • **Sophisticated suburban development** was served by established professional contractors and sophisticated builders • **Ranch style enhanced with traditional elements** had achieved complete maturation through conventional building practices for all economic levels • **Federal loan programs** promoted sophisticated construction through established builders using advanced methods

Sophisticated Construction Indicators: • **Red brick veneer with quality wood trim** indicates premium material choice for sophisticated construction • **Prominent dormer configuration** reflects sophisticated builder with advanced ranch construction experience • **Traditional revival elements** demonstrate professional design capabilities • **Overall construction** suggests established builder with sophisticated ranch construction expertise

Recommendation: Further research recommended to investigate: • **Local building permits** and sophisticated development contractor records from early 1970s • **Professional suburban development** patterns and established builders active in

Sheeks Boulevard area • **Architectural services** and professional builder networks oriented toward sophisticated construction • **Regional construction industry** serving premium suburban development

Conclusion: This property certainly represents conventional sophisticated suburban construction by professional local builders using established ranch design principles enhanced with traditional revival elements and premium materials available through standard building industry channels during the early 1970s mature suburban development period. The 1970 construction date places it well into the established suburban development period when sophisticated ranch construction enhanced with traditional elements had become standard for middle-class families. The premium materials and sophisticated construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry that characterized prosperous communities during the established early 1970s suburban development 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_094_99_0010_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28283 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0011_000 Lot #11 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098559		Long: -83.28519		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1970
Architectural Style	Post-WWII Ranch Building
Building Form	1-Story rectilinear building
Roof Form	Hip roof with moderate pitch
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick veneer
Foundation Materials	Concrete
Window Materials	Vinyl (replacement windows)
Window Type	Double-hung sash window
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1970-1975 (Late Period)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Unknown			
Historic/Original Owner	Felecian Bright			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Unknown			

Survey Date	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 residence at 28283 Sheeks Blvd N presents as a well-preserved single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1970, representing the culminating phase of suburban development that served Flat Rock's established industrial workforce during the final years of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration that creates the refined architectural profile that distinguished quality ranch construction during the mature suburban development period when established families sought upgraded residential accommodations within the prosperous suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the mature phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous early 1970s suburban development period. The efficient proportions, systematic floor plan organization with classic ranch configuration, characteristic early 1970s styling with red brick veneer construction and quality details, and superior construction methods reflect the design principles that had evolved during the quarter-century following World War II when suburban development had achieved full maturity and established families could invest in premium residential construction. The building's overall composition, particularly the hip roof configuration and the red brick veneer construction with white trim details, demonstrates the quality ranch designs that emphasized refined suburban living while utilizing premium materials and construction techniques that characterized upscale suburban development during the early 1970s.

The building features a hip roof system that provides the sophisticated architectural profile characteristic of quality ranch design during the mature suburban development period. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in premium ranch architecture. The hip roof configuration demonstrates the architectural refinement that characterized established ranch architecture, providing both functional efficiency and sophisticated visual appeal while maintaining the horizontal emphasis that distinguished premium suburban residential architecture during 1970. The moderate roof pitch creates the balanced proportions that reflected the refined design standards that characterized quality suburban construction when established families sought upgraded residential accommodations.

The exterior walls demonstrate red brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized quality residential construction during 1970. The consistent red brick veneer provides both weather protection and refined visual appeal while demonstrating the quality material approaches that characterized upscale suburban residential construction when traditional masonry materials remained popular for premium ranch homes. The brick veneer construction with white trim details reflects the established building standards and architectural quality that characterized premium suburban residential development during the early 1970s period. The use of brick veneer rather than frame construction indicates the property's position within the higher tier of suburban residential development, reflecting the prosperity that characterized Flat Rock's industrial workforce during the culminating phase of the Late Period of Significance.

The window arrangement demonstrates the practical approach to fenestration that characterized established ranch design and quality suburban construction, with double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and practical function valued in premium ranch architecture. The windows appear to be replacement vinyl units that maintain the original opening sizes and proportions while providing improved energy efficiency, reflecting the continued investment in the property that demonstrates its enduring value within the established suburban community. The window configuration demonstrates the balance between practical residential function and refined architectural character that characterized quality ranch architecture during the mature suburban development period.

The front entrance features a centered door placement with modest architectural detailing that reflects the understated elegance that characterized quality ranch design during the early 1970s suburban development period. The entrance design demonstrates the architectural refinement that included both functional and aesthetic considerations while maintaining the unpretentious character that distinguished quality suburban residential construction. The entrance configuration reflects the suburban living standards that characterized established suburban communities during the early 1970s when mature families sought refined residential accommodations within the prosperous industrial community.

The property exhibits mature suburban landscape characteristics with established lawn areas, mature deciduous trees providing substantial shade and visual appeal, practical concrete walkways and driveway, and site improvements that integrate the building with its refined residential setting while reflecting the quality suburban development standards of the Sheeks Boulevard neighborhood. The mature landscaping and quality site improvements demonstrate the premium suburban residential standards that characterized middle-class suburban development and the continued maintenance investment that complements the building's sophisticated ranch architectural 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.

Felecian Bright built 28283 Sheeks and lived there with his family. “Fish” Bright was a wood shop instructor at Flat Rock High School for many years.[1]

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 28283 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1970 mature post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and concluded with the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1970 ranch house represents the culminating phase of post-war suburban development that demonstrated the successful completion of Flat Rock's transformation into a mature suburban community that attracted established families while maintaining its industrial employment base during the final years of the Late Period of Significance. The property embodies the quality residential construction that served the established families that had prospered through sustained industrial development following Henry Ford's Village Industries program, showing how premium residential construction provided essential housing solutions that maintained community prosperity while offering upgraded homeownership opportunities for established families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with premium materials and refined design demonstrates the role of upscale residential architecture in maintaining diverse suburban development that supported continued industrial success during 1970 while providing quality living standards and suburban lifestyle opportunities for established families. The 1970 construction date places this property within the culminating suburban development phase of the Late Period of Significance, when Flat Rock had successfully completed its transformation to suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected middle-class prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial employment and mature suburban development, which had maintained stable employment opportunities that enabled established families to seek premium residential accommodations that combined quality ranch architectural design with superior materials within the mature suburban-industrial community. The quality ranch house with its red brick veneer construction and refined details provided the upgraded, family-oriented living arrangements that appealed to established suburban families while offering the sophisticated design and suburban amenities that reflected middle-class prosperity and mature suburban lifestyle expectations during the early 1970s period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's middle-class suburban development during the culminating phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the culminating suburban transformation while maintaining the residential context that supported quality residential construction during 1970.

Design: The property exhibits excellent design integrity in its established ranch characteristics, including the single-story massing, hip roof configuration, red brick veneer construction, and refined proportions that distinguished quality suburban construction during 1970. The building maintains the essential established ranch design characteristics that made it representative of the upgraded housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its red brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized middle-class suburban development during 1970. While windows appear to be replacements, they maintain original proportions and the materials preserve the quality ranch character and refined

[1] Personal knowledge of Rhonda Buehrer, [RESEARCHER’S CONTACT INFORMATION]. Mrs. Buehrer is a member of the Flat Rock Historical Commission and her husband’s family have been multi-generational residents of Flat Rock, August 2025.

architectural quality that reflected the premium construction standards appropriate to housing that served Flat Rock's established suburban families.

Workmanship: The ranch construction with brick veneer and refined details demonstrates the quality building techniques that characterized established suburban development, reflecting the premium construction approaches and superior quality that made quality ranch homes attractive to established families while supporting community prosperity during the culminating suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1970. The setting demonstrates the established suburban character that was supported by quality residential architecture and other premium housing solutions that maintained continued community prosperity during the culminating suburban development period.

Feeling and Association: The property conveys the 1970 established suburban character that characterized Flat Rock's mature prosperity and quality suburban development, maintaining associative connections to the sophisticated residential architecture and the premium housing solutions that maintained community prosperity while preserving its connection to the refined design approaches that served the established suburban families.

Quality Ranch Architecture and Suburban Maturity

The property's significance as a quality ranch house with premium materials and refined design makes it a valuable contributor to the district's ability to convey the mature suburban transformation and middle-class prosperity that characterized the final phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined sophisticated architectural character with premium materials, enabling established suburban families to achieve upgraded homeownership while supporting the continued community prosperity necessary for sustained industrial success during the culminating suburban development period.

The 1970 quality ranch house demonstrates the housing sophistication that supported continued industrial development by providing premium residential solutions that attracted and retained the established families necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized mature industrial communities during the culminating post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28283 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1970 mature post-war suburban development that demonstrated the culmination of Flat Rock's suburban transformation and its significance as a quality ranch house that provided upgraded housing solutions for Flat Rock's established industrial families during the final phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained sophisticated suburban development during the culminating phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1970 quality ranch construction with premium materials. The property exemplifies the sophisticated residential architecture and the premium housing solutions that served Flat Rock's established suburban families during 1970, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the culminating suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of quality post-war ranch residential architecture that demonstrates Flat Rock's successful achievement of mature suburban development. The 1970 construction date places it during the culminating suburban development period when the community had achieved full suburban maturity while maintaining prosperity for established families and its industrial employment base, making it historically significant for understanding the mature social fabric of post-war suburban communities in industrial settings.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the quality suburban development patterns that characterized Flat Rock's mature prosperity during the early 1970s. Its sophisticated ranch design with premium materials represents the housing that enabled established families to achieve upgraded suburban living, contributing meaningfully to the district's narrative of sustained community prosperity and social advancement throughout the Late Period of Significance.

Architectural Merit: Excellent example of early 1970s quality ranch architecture with characteristic features including hip roof configuration, red brick veneer construction, refined window proportions, and sophisticated scale. The building represents the mature development of ranch style architecture during the culminating suburban period, demonstrating both national residential trends adapted for middle-class families and local prosperity that enabled quality homeownership during the established post-war suburban period.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and quality ranch character intact. The building clearly conveys its 1970 quality ranch origins and continues to function as intended, with maintained exterior and suburban setting that preserve its sophisticated residential character and demonstrate continued investment in the property by established families.

Catalog Kit Home Analysis

Assessment: EXTREMELY UNLIKELY CATALOG HOME - NO PROBABILITY

Supporting Evidence Against Catalog Origin: • **Post-Catalog Era:** 1970 construction is decades after the catalog home era, with major companies having ceased operations by 1940-1942 • **Mature Construction Industry:** Ranch style had achieved complete standardization through conventional building industry by early 1970s • **Quality Construction Methods:** Represents sophisticated builder construction using premium materials and advanced methods • **Federal Program Evolution:** FHA and VA loan programs had fully matured to promote quality ranch construction through established conventional builders

Alternative Construction Methods More Likely: • **Quality Builder Construction:** Premium housing was built by established contractors using sophisticated methods and quality materials • **Professional Architect/Builder Services:** Quality ranch plans were available through professional architectural services and established builder networks • **Subdivision Development Patterns:** Represents quality suburban development using refined floor plans and premium construction • **Premium Material Availability:** Red brick veneer and quality materials available through established building supply networks

Design Characteristics Suggesting Conventional Construction: • **Red brick veneer** was standard practice for quality ranch homes by early 1970s • **Hip roof configuration** represents sophisticated ranch design available through conventional architectural services • **Refined proportions and details** reflect professional design rather than catalog standardization • **Overall design** reflects mature ranch architecture principles available through established building practices

Historical Context Against Catalog Origin: • **Catalog home era** had ended three decades before 1970 construction • **Quality suburban development** was served by established professional contractors and sophisticated builders • **Ranch style** had achieved complete maturation through conventional building practices for all economic levels • **Federal loan programs** promoted quality construction through established builders using advanced methods

Quality Construction Indicators: • **Red brick veneer** indicates premium material choice for sophisticated construction • **Hip roof configuration** reflects quality builder with advanced ranch construction experience • **Refined proportions and details** demonstrate professional design capabilities • **Overall construction** suggests established builder with quality ranch construction expertise

Recommendation: Further research recommended to investigate: • **Local building permits** and quality development contractor records from early 1970s • **Professional suburban development** patterns and established builders active in Sheeks Boulevard area • **Architectural services** and professional builder networks oriented toward quality construction • **Regional construction industry** serving quality suburban development

Conclusion: This property certainly represents conventional quality suburban construction by professional local builders using established ranch design principles and premium materials available through standard building industry channels during the early 1970s mature suburban development period. The 1970 construction date places it well into the established suburban development period when sophisticated ranch construction had become standard for middle-class families. The premium materials and refined construction demonstrate the capabilities of professional contractors serving quality suburban development rather than catalog home systems, reflecting the mature suburban building industry.

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_094_99_0011_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28305 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0012_000 Lot #12 Gordon-Dale Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098281		Long: -83.285177		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1974	
Architectural Style	Colonial Revival/Traditional	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Multi-pane double-hung sash windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1974-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28305 Sheeks Blvd N						
Historic/Original Owner	James and Barbara Hounshell						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	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 residence at 28305 Sheeks Blvd N presents as a two-story Colonial Revival house that exemplifies the final phase residential architecture of 1974, representing the continued suburban development that served Flat Rock's established community during the concluding years of the Late Period of Significance (1920-1975, amended to apply the 50-year rule). The building exhibits the characteristic two-story massing with a side-gabled roof configuration that creates substantial living space while maintaining the traditional Colonial Revival profile that remained popular in suburban residential design during the 1970s. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to the Sheeks Boulevard development during 1974, reflecting the housing solutions that served families who valued traditional architectural character and suburban lifestyle within the established suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the post-1970s suburban residential construction that utilized traditional Colonial Revival design principles and quality materials that remained popular during the 1970s suburban development period. The substantial proportions, systematic floor plan organization with two-story configuration and attached garage, characteristic 1970s styling with horizontal vinyl siding and traditional Colonial Revival details, and contemporary construction methods reflect the design principles that continued suburban development patterns established during the Late Period of Significance while adapting to 1970s residential preferences and construction standards. The building's overall composition, particularly the side-gabled roof configuration and the horizontal vinyl siding with traditional trim details and multi-pane windows, are consistent with 1970s Colonial Revival designs that emphasized traditional suburban character while utilizing contemporary materials and construction techniques.

The building features a side-gabled roof system that provides efficient coverage while creating the traditional architectural profile characteristic of Colonial Revival design that remained popular during the 1970s. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the traditional appearance valued in Colonial Revival architecture. The side-gabled configuration demonstrates the continued use of traditional design approaches that characterized suburban residential architecture, providing functional efficiency while maintaining the traditional proportions that distinguished Colonial Revival residential architecture during the 1970s period.

The exterior walls demonstrate horizontal vinyl siding construction painted in a light color that reflects the practical material standards and traditional design preferences that characterized suburban residential construction during 1974. The consistent horizontal vinyl siding provides both weather protection and traditional visual appeal while demonstrating the continued use of traditional materials that remained popular for Colonial Revival homes during the 1970s. The vinyl siding construction with traditional trim details reflects the continued building standards and architectural quality that characterized suburban residential development during the post-Period of Significance era.

The window arrangement demonstrates the traditional approach to fenestration that characterized Colonial Revival design and 1970s suburban construction, with multi-pane double-hung sash windows that provide natural light and ventilation while maintaining the traditional proportions and Colonial Revival character valued in traditional residential design. The windows include shutters that create visual interest and traditional appeal while reflecting the design principles that emphasized traditional aesthetic elements in suburban residential design. The window configuration demonstrates the continued use of traditional architectural character that remained popular in suburban residential architecture during the 1970s period.

The central entrance with traditional details represents the continued use of Colonial Revival design principles that remained popular in suburban development during the 1970s, with traditional design elements that provided both architectural character and functional access while reflecting the continued preference for traditional design influences in suburban residential construction. The entrance configuration demonstrates the architectural continuity that maintained traditional suburban character while adapting to contemporary construction methods and living standards.

The attached garage represents the standard automobile accommodation that had become universal in suburban residential construction by the 1970s, with integrated design that reflected the complete suburban lifestyle and automobile-oriented development patterns that characterized contemporary suburban communities. The garage demonstrates the continued suburban development standards that included integrated automobile storage as a standard feature of suburban residential construction.

The property exhibits well-maintained suburban landscape characteristics with expansive lawn areas, mature trees, quality landscaping, and site improvements that integrate the building with its established residential setting while reflecting the continued suburban development and enhancement of the Sheeks Boulevard neighborhood beyond the Period of Significance. The mature landscaping and suburban setting demonstrate the continued suburban residential standards and the ongoing development that maintained suburban character while extending beyond the historic 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.

James and Barbara Hounshell built and resided at 28305 Sheeks Blvd. N. in 1974.[1]

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 28305 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1974 final phase suburban development that demonstrated the continued success and maturation of Flat Rock's suburban transformation during the concluding years of the Late Period of Significance (1920-1975), amended to apply the 50-year rule), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the post-industrial diversification period that concluded in 1975.

Historical Context and Non-Contributing Status

This 1974 Colonial Revival house represents the final phase suburban development that demonstrated the continued success and maturation of Flat Rock's transformation into an established suburban community during the concluding years of the Late Period of Significance (1920-1975, amended to apply the 50-year rule). The property embodies the quality residential construction that served the established families who continued to be attracted to Flat Rock's suburban character, showing how traditional residential architecture provided essential housing solutions that maintained community prosperity and suburban character during the final phase of the historic period when the community had achieved mature suburban development while maintaining its connection to the industrial heritage established during the earlier phases of the Late Period of Significance.

The 1974 construction date places this property in the post-Period of Significance era when Flat Rock continued to develop as a suburban community, but this development occurred after the conclusion of the transformative industrial and residential development patterns that define the district's historical significance. While the building represents continued community growth and prosperity, it does not contribute to the understanding of the industrial-driven transformation that characterized Flat Rock during the Late Period of Significance from Henry Ford's 1922 Village Industries establishment through the 1972 Michigan Casting Center construction.

The dwelling reflects the continued attractiveness of the Sheeks Boulevard neighborhood and the ongoing suburban development that extended beyond the Late Period of Significance, demonstrating the lasting success of the community patterns established during the historic period while representing a different phase of community development that falls outside the district's period of significance.

Evaluation of Integrity

While the property demonstrates good physical integrity and maintains its 1974 Colonial Revival character, it lacks the temporal integrity necessary for contributing status within the Flat Rock Historic District due to its construction date falling outside the established Period of Significance.

Physical Integrity: The building maintains good physical integrity with original massing, materials, and Colonial Revival character intact, demonstrating quality construction and continued maintenance that preserves its 1970s residential character.

Temporal Integrity: The property lacks the temporal integrity required for contributing status, as its 1974 construction date falls outside the Late Period of Significance (1920-1975) that defines the historical framework for the Flat Rock Historic District.

Association: While the property is located within the geographic boundaries of the historic district and demonstrates continued suburban development patterns, it does not possess the historical associations with the industrial-driven transformation that defines the district's significance, as it was constructed after the conclusion of the Period of Significance.

Non-Contributing Status Within District Context

The property's classification as non-contributing does not diminish its architectural quality or its role in the continued development of the Sheeks Boulevard neighborhood, but rather reflects the temporal framework that defines the Flat Rock Historic District's historical significance. The building represents the ongoing suburban development that occurred after the

[1] 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.

transformative Late Period of Significance, demonstrating the continued attractiveness and viability of the community patterns established during the historic period.

As a non-contributing resource, this property provides important context for understanding the continued evolution of the Sheeks Boulevard neighborhood while maintaining the district's focus on the industrial-driven transformation that characterized the Late Period of Significance. The building demonstrates the lasting impact and success of the development patterns established during the historic period while representing a different phase of community growth.

SHPO Compliance and Recommendation

The property at 28305 Sheeks Blvd N is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1974 construction date falling outside the established Late Period of Significance (1920-1975). While the building demonstrates quality Colonial Revival residential architecture and contributes to the continued suburban character of the Sheeks Boulevard neighborhood, it does not contribute to the district's historical narrative or architectural integrity under the current period of significance framework.

For SHPO compliance, this property should be documented as a non-contributing resource that represents the continued suburban development following the conclusion of the Late Period of Significance. The building's non-contributing status reflects the temporal boundaries that define the district's historical significance rather than any deficiency in architectural quality or physical integrity. The property serves as contextual evidence of the continued suburban development and lasting success of the community patterns established during the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property does not merit contributing status due to its construction date falling outside the established Late Period of Significance (1920-1975). While the building demonstrates quality Colonial Revival architecture and continued suburban development patterns, it lacks the temporal integrity required for contributing status within the Flat Rock Historic District's historical framework.

Historic District Contribution: CONTRIBUTING RESOURCE. The property effectively demonstrates the final phase suburban development patterns that characterized Flat Rock's continued prosperity and maturation during the concluding years of the Late Period of Significance (1920-1975, amended to apply the 50-year rule). Its quality Colonial Revival design represents the continued attractiveness of traditional architectural character and the sustained suburban development that characterized the community's final historic phase, contributing meaningfully to the district's narrative of sustained community prosperity and architectural continuity throughout the complete Late Period of Significance.

Architectural Merit: Good example of 1970s Colonial Revival residential architecture with quality construction and traditional design elements. However, architectural merit alone cannot override the temporal requirements for contributing status within a historic district framework. The building represents post-Period of Significance development that, while architecturally competent, falls outside the historical context that defines the district.

Temporal Integrity Assessment: The property lacks the temporal integrity required for contributing status, as its 1974 construction date falls two years beyond the established 1975 end date of the Late Period of Significance. This temporal disconnect prevents the building from contributing to the district's historical narrative regardless of its architectural quality or physical condition.

Contextual Role: While non-contributing, the property serves an important contextual role by demonstrating the continued attractiveness and development of the Sheeks Boulevard neighborhood beyond the Period of Significance, illustrating the lasting impact of the development patterns established during the historic period.

Catalog Kit Home Analysis

Assessment: NOT APPLICABLE - POST-CATALOG ERA

Historical Context:

- **1974 Construction:** Well beyond any catalog home era, with major companies having ceased operations by 1940-1942
- **Post-Period of Significance:** Falls outside the Late Period of Significance (1920-1975) that encompasses the relevant historical context for catalog home analysis
- **Contemporary Construction Methods:** Represents modern suburban construction using established conventional building industry

Construction Analysis: This property represents conventional 1970s suburban construction using standard Colonial Revival design principles available through established building industry channels. The 1974 construction date places it in an era when suburban development was fully served by contemporary contractors, plan services, and building supply networks, with no connection to historical catalog home systems.

Conclusion: Catalog kit home analysis is not applicable to this property due to its construction date falling well beyond both the catalog home era and the established Period of Significance for the Flat Rock Historic District. The building represents contemporary 1970s suburban construction that falls outside the historical frameworks relevant to the district's 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_094_99_0012_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28345 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0032_000 Lot# 32 & 33 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097856		Long: -83.285445		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1956	
Architectural Style	Ranch	
Building Form	1-Story Rectilinear building	
Roof Form	Hipped with low pitch	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Single Hung Picture	
Window Type	Aluminum/Vinyl	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1956-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	28345 Sheeks Blvd. N.					
Historic/Original Owner	Dr. Hillyer's Residence					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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 28345 Sheeks Boulevard N is a single-story Ranch style residence with attached garage, constructed circa 1956. This property represents the mature suburban residential development that characterized the final phase of the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the sophisticated Ranch architecture that became the dominant residential form during the height of American suburban prosperity in the early 1960s.

Overall Form and Massing:

The house exhibits the classic Ranch configuration with a low, horizontal single-story form that emphasizes integration with the landscape and modern suburban living principles. The building features a linear plan with an attached garage that creates an extended horizontal composition typical of mature Ranch design from the early 1960s.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, typical of Ranch design philosophy where the foundation is de-emphasized to create the appearance of the house emerging naturally from the landscape. The foundation design supports the single-story frame construction and attached garage integration.

Exterior Wall Materials:

The exterior walls are clad entirely in brick veneer, representing a higher-quality material choice that demonstrates the prosperity and construction standards achieved during the mature phase of suburban development in the early 1960s. The consistent brick treatment creates visual unity across the extended facade and provides both durability and visual sophistication that distinguishes this property from earlier, more modest residential construction. The brick veneer represents the material preferences of the early 1960s when permanent, low-maintenance exterior materials became standard for quality suburban construction.

Roofing:

The roof features a hip configuration covered in asphalt composition shingles. The hip roof form is characteristic of sophisticated Ranch architecture, providing shelter while maintaining the low horizontal profile that defines the style.

Windows and Doors:

The fenestration pattern emphasizes horizontal groupings and large openings characteristic of mature Ranch design. The front facade includes generous window arrangements that provide natural light and visual connection to the landscaped front yard, reflecting Ranch preferences for indoor-outdoor living and integration with suburban landscape settings. Windows appear to be replacement units that maintain appropriate sizes and proportions for the building's scale and Ranch design principles.

Attached Garage:

The attached garage represents a significant feature of mature Ranch residential design, demonstrating the full integration of automobile accommodation into residential architecture that characterized suburban development during the early 1960s. The garage is seamlessly integrated into the main building form, creating the extended horizontal composition that defines mature Ranch architecture and reflects the lifestyle preferences and prosperity of the period.

Character-Defining Features:

Single-story Ranch massing with extended horizontal composition
Hip roof configuration with generous eaves
Brick veneer exterior providing durability and visual sophistication
Large horizontal window groupings typical of Ranch fenestration
Attached garage fully integrated into main building form
Linear plan emphasizing connection to landscape
Low profile that emphasizes integration with suburban lot
Material quality reflecting mature suburban construction standards

Site and Setting:

The property occupies a double suburban lot with nicely maintained lawn areas that demonstrate the Ranch style's relationship to landscape and the prosperity that enabled such spacious residential development. Mature foundation plantings and landscape elements integrate the building with its setting while maintaining the suburban residential character that developed during the height of the Late Period of Significance. The spacious lot size and professional landscape treatment reflect the elevated standard of living and lifestyle preferences that characterized successful industrial communities during the early 1960s.

History of the Resource

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

Mrs. June Hillyer and later Dr. J.W. Hillyer resided at 28345 Sheeks Blvd. N. from 1961-1971.[1]

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 28345 Sheeks Boulevard N contributes to the significance of the proposed Flat Rock Historical District as an excellent example of mature suburban residential development that represents the culmination of the community's transformation during the final phase of the Late Period of Significance (1920-1975). Constructed circa 1962, this Ranch style residence demonstrates the architectural sophistication, construction quality, and lifestyle preferences that characterized the height of American suburban prosperity and the successful long-term impact of industrial development on community growth and residential standards.

National Register Criteria Evaluation

Criterion A (Events):

This property is significant under Criterion A as representative of the mature suburban residential development that demonstrates the successful culmination of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of circa 1962 places it within the final phase of the Late Period of Significance, when the community had fully realized the benefits of industrial development and residents could invest in sophisticated residential architecture that reflected elevated lifestyle preferences and economic prosperity.

The Ranch architectural style with attached garage represents the full realization of post-war suburban residential ideals, demonstrating how successful industrial development enabled the community to embrace contemporary residential design principles that emphasized modern living, automobile integration, and connection to landscape. This property shows how the community's industrial success created the economic foundation for residents to build substantial, sophisticated housing that embodied the height of American suburban residential development.

The location on Sheeks Boulevard represents the expansion of residential development beyond the original Ford Avenue corridor, demonstrating the geographic growth and development success that characterized the mature phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses significance under Criterion C as an excellent example of mature Ranch residential architecture that represents the sophisticated development of American suburban residential design during the early 1960s. The brick veneer construction, hip roof configuration, attached garage integration, and horizontal emphasis demonstrate the key design principles that made Ranch architecture the dominant residential style during the height of American suburban prosperity.

The consistent use of quality materials (brick veneer), sophisticated design integration (attached garage), and emphasis on horizontal composition and landscape connection reflect the architectural preferences and construction standards that characterized prosperous suburban communities during the early 1960s. The property demonstrates the evolution of Ranch design from simple post-war housing to sophisticated residential architecture that accommodated contemporary lifestyle preferences and construction quality standards.

Integrity Assessment

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

Design: GOOD - The essential Ranch form, hip roof configuration, horizontal massing, and attached garage integration remain intact, preserving the architectural character that defines mature Ranch design.

Setting: EXCELLENT - The suburban residential setting with generous lot size and landscape integration continues to reflect the Ranch style's emphasis on connection to outdoor living and the prosperity that enabled spacious suburban development.

Materials: GOOD - The brick veneer exterior appears to be original and maintains the property's material authenticity, though some windows may have been replaced with units that preserve appropriate proportions.

Workmanship: GOOD - The construction quality typical of early 1960s residential development remains evident in the building's overall form, material integration, and architectural detailing.

Feeling: GOOD - The property continues to convey the sense of early 1960s suburban prosperity, modern residential design, and lifestyle preferences that characterized the height of the Late Period of Significance.

Association: EXCELLENT - The direct connection to the mature phase of Flat Rock's residential development and the community's industrial prosperity remains clear and intact, providing tangible association with the successful culmination of community transformation.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-year) for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Historic District Contribution

This property makes an important contribution to the proposed Flat Rock Historical District by representing the mature phase of suburban residential development that demonstrates the successful long-term impact of industrial development on community prosperity and residential sophistication. The Ranch architectural style with quality materials and attached garage integration represents the culmination of post-war residential design evolution, showing how the community's industrial success enabled residents to embrace contemporary design principles that emphasized modern living and elevated lifestyle preferences.

The property's location on Sheeks Boulevard demonstrates the geographic expansion of residential development that characterized the mature phase of the Late Period of Significance, while the architectural sophistication and construction quality indicate the elevated standard of living that successful industrial development brought to the community over time.

Recommendation

CONTRIBUTING STATUS RECOMMENDED

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 mature phase of the Late Period of Significance (c. 1962), representing the successful culmination of industrial suburban development and community prosperity.

Architectural Significance: Excellent example of mature Ranch residential architecture that demonstrates the sophisticated development of American suburban design principles during the early 1960s.

Material Quality: The brick veneer construction and attached garage integration represent elevated construction standards that distinguish this property as an example of mature suburban residential development.

District Context: Located on Sheeks Boulevard, demonstrating the geographic expansion of residential development beyond the original Ford Avenue corridor during the mature phase of community growth.

Integrity: Retains sufficient integrity in most aspects to convey its significance as a representative example of early 1960s Ranch residential architecture and suburban lifestyle.

The property meets the minimum 50-year age requirement and demonstrates the architectural sophistication and community prosperity that characterized the culmination of Flat Rock's transformation during the Late Period of Significance. Future preservation efforts should focus on maintaining the horizontal Ranch form, hip roof configuration, brick veneer exterior, and integrated garage design that distinguish this property as a representative example of mature suburban residential architecture from the early 1960s.

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_094_04_0032_000 Lot# 32 & 33 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28383 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0028_000 Lot# 28 & 29 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097597		Long: -83.285441		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1954
Architectural Style	Post-WWII Ranch
Building Form	1-story rectilinear building
Roof Form	Hip roof with overhangs
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete
Window Materials	Wood and metal
Window Type	Large picture windows and double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28383 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	August 2025	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 residence at 28383 Sheeks Blvd N presents as a single-story ranch house that exemplifies the established post-war suburban residential architecture of 1954, representing the mature suburban development that served Flat Rock's prosperous industrial workforce during the suburban transformation phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and moderate overhangs that create weather protection while maintaining the distinctive ranch profile that defined quality suburban residential design during the mid-1950s. The structure demonstrates the substantial, middle-class residential architecture that attracted established post-war families to the Sheeks Boulevard development during 1954, reflecting the housing solutions that served successful working families who valued modern conveniences and suburban lifestyle within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the established phase of post-war suburban residential construction that utilized refined ranch design principles and quality materials that had become standard during the prosperous mid-1950s suburban development period. The sophisticated proportions, systematic floor plan organization with ranch configuration and central entrance design, characteristic mid-1950s styling with comprehensive brick veneer construction, and quality construction methods reflect the design principles that had matured during the decade following World War II when suburban development had become standardized and prosperous families could invest in quality residential construction. The building's overall composition, particularly the hip roof configuration with moderate overhangs and the comprehensive brick veneer construction, are consistent with established ranch designs that emphasized suburban living while utilizing the quality materials and construction techniques that characterized prosperous suburban development during the mid-1950s.

The building features a hip roof system with moderate overhangs that provide practical weather protection while creating the refined architectural profile characteristic of established ranch design. The roof is constructed with asphalt shingles that provide reliable weather protection while maintaining the clean, contemporary appearance valued in ranch architecture. The hip roof configuration with moderate overhangs demonstrates the mature design approaches that characterized both established ranch architecture and quality suburban construction, providing functional weather protection while maintaining the horizontal emphasis and balanced proportions that distinguished quality residential architecture during 1954.

The exterior walls demonstrate comprehensive brick veneer construction that reflects the quality material standards and established design preferences that characterized middle-class residential construction during 1954. The consistent brick veneer throughout provides both durability and architectural distinction while demonstrating the quality material approaches that characterized established suburban residential construction when quality materials were readily available and families could invest in superior construction. The brick veneer construction reflects the mature building standards and architectural quality that characterized established suburban residential development during the prosperous mid-1950s period.

The window arrangement demonstrates the refined approach to fenestration that characterized established ranch design and quality suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis and contemporary openness valued in ranch architecture. The windows create substantial openness and visual interest while reflecting the modern design principles that emphasized natural light and indoor-outdoor connections that had become standard in quality suburban residential design. The window configuration demonstrates the balance between contemporary residential function and suburban lifestyle that characterized established ranch architecture during the mature suburban development period.

The central entrance with covered entry area represents the refined residential planning that characterized established ranch design and quality suburban development, with convenient access and architectural dignity that reflected the suburban lifestyle and quality construction standards that defined established suburban communities during 1954. The central entrance demonstrates the complete suburban residential planning that emphasized both functionality and architectural quality, reflecting the mature suburban living standards that characterized established suburban communities during the mid-1950s suburban development period.

The property exhibits well-maintained suburban landscape characteristics with expansive lawn areas, mature trees providing natural canopy, quality foundation landscaping, and site improvements that integrate the building with its established residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over seven decades. The mature landscaping and spacious suburban lot demonstrate the established suburban residential standards that characterized quality suburban 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.

In 1961, Roy C. Vreeland resided at 28383 Sheeks Blvd.[1]

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 28383 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1954 established post-war suburban development that demonstrated the maturation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided refined housing solutions for Flat Rock's prosperous industrial workforce during the mature suburban development phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1954 ranch house represents the established post-war suburban development that demonstrated the successful maturation of Flat Rock's transformation into a prosperous suburban community while maintaining its industrial employment base during the mature suburban development phase of the Late Period of Significance. The property embodies the quality residential construction that served the established workforce that had been sustained and expanded through continued industrial development following Henry Ford's Village Industries program, showing how refined residential construction provided essential housing solutions that maintained community prosperity while offering quality homeownership opportunities for successful working families within the mature suburban-industrial community.

The significance of this property as a quality ranch house with comprehensive brick construction and refined design demonstrates the role of established residential architecture in maintaining prosperous suburban development that supported continued industrial success during 1954 while embracing mature suburban living standards and lifestyle patterns. The 1954 construction date places this property within the established suburban development phase of the Late Period of Significance, when Flat Rock had successfully adapted to suburban development patterns while maintaining its industrial employment base through quality housing solutions that reflected established suburban prosperity and refined residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial prosperity and established suburban development, which had maintained stable employment opportunities that attracted prosperous families who sought quality residential accommodations that combined refined ranch architectural design with superior materials within the established suburban-industrial community. The quality ranch house with its comprehensive brick construction and refined features provided the substantial, family-oriented living arrangements that appealed to established suburban families while offering the architectural quality and suburban amenities that reflected sustained prosperity and mature suburban lifestyle expectations during the prosperous mid-1950s period.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a quality ranch house that served Flat Rock's established suburban development during the mature development phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the established suburban transformation while maintaining the residential context that supported quality residential construction during 1954.

Design: The property exhibits excellent design integrity in its established ranch characteristics, including the single-story massing, hip roof configuration with moderate overhangs, comprehensive brick construction, and refined proportions that distinguished quality suburban construction during 1954. The building maintains the essential established ranch design characteristics that made it representative of the quality housing solutions that provided refined residential character while supporting continued community prosperity in Flat Rock.

Materials: The building maintains its comprehensive brick veneer construction and essential architectural elements that demonstrate the quality material approaches that characterized established suburban development during 1954. The

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks Blvd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

materials preserve the refined ranch character and architectural distinction that reflected the quality construction standards appropriate to housing that served Flat Rock's established suburban workforce.

Workmanship: The ranch construction with comprehensive brick veneer and quality details demonstrates the refined building techniques that characterized established suburban development, reflecting the quality construction approaches and architectural refinement that made quality ranch homes attractive to established suburban families while supporting community prosperity during the mature suburban development period.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful established suburban development by 1954. The setting demonstrates the mature suburban character that was supported by quality residential architecture and other refined housing solutions that maintained continued community prosperity during the established suburban development period.

Feeling and Association: The property conveys the 1954 established suburban character that characterized Flat Rock's mature prosperity and suburban refinement, maintaining associative connections to the quality residential architecture and the refined housing solutions that maintained community prosperity while preserving its connection to the quality design approaches that served the established suburban workforce.

Established Ranch Architecture and Suburban Maturation

The property's significance as a quality ranch house with comprehensive brick construction and refined design makes it a valuable contributor to the district's ability to convey the established suburban transformation and mature prosperity that characterized the mid-phase of the Late Period of Significance. The building demonstrates how quality ranch architecture provided essential housing solutions that combined refined architectural character with superior materials, enabling established suburban families to achieve quality homeownership while supporting the continued community development necessary for sustained industrial success during the mature suburban development period.

The 1954 quality ranch house demonstrates the housing standards that supported continued industrial development by providing refined residential solutions that attracted and retained the established workforce necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized successful industrial communities during the established post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28383 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1954 established post-war suburban development that demonstrated the maturation of Flat Rock's suburban transformation and its significance as a quality ranch house that provided refined housing solutions for Flat Rock's prosperous industrial workforce during the mature suburban development phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful established suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the quality ranch residential construction that maintained prosperous suburban development during the established development phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1954 established ranch construction with comprehensive brick materials. The property exemplifies the refined residential architecture and the quality housing solutions that served Flat Rock's established suburban workforce during 1954, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving established suburban development standards during the mature suburban development phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of established post-war ranch residential architecture that demonstrates Flat Rock's successful maturation as a suburban community. The 1954 construction date places it during the mature suburban development period when the community had achieved established suburban character while maintaining its industrial employment base, making it historically significant for understanding the full development and maturation of post-war suburban communities in industrial settings.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the established suburban development patterns that characterized Flat Rock's mature prosperity during the mid-1950s. Its quality ranch design with comprehensive brick construction represents the refined housing that demonstrated community maturation and suburban establishment, contributing meaningfully to the district's narrative of sustained community prosperity and architectural development throughout the Late Period of Significance.

Architectural Merit: Good example of mid-1950s ranch architecture with characteristic features including hip roof with moderate overhangs, comprehensive brick veneer construction, large picture windows, and central entrance design. The building represents the established development of ranch style architecture during the mature suburban period,

demonstrating both national residential trends and local prosperity during the established post-war suburban period when quality construction had become standard practice.
Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and established ranch character intact. The building clearly conveys its 1954 established ranch origins and continues to function as intended, with well-maintained exterior and mature suburban setting that enhance rather than detract from its historic character and demonstrate continued investment in the property.

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	28421 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0028_000 Lot# 28 & 29 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097364	Long: -83.285413			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1953	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with wide overhangs	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Wood and metal	
Window Type	Large picture windows and double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	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 residence at 28421 Sheeks Blvd N presents as a single-story ranch house that exemplifies the mature post-war suburban residential architecture of 1956, representing the fully developed suburban transformation that served Flat Rock's established industrial workforce during the prosperous suburban boom phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and wide overhangs that create substantial weather protection while maintaining the distinctive ranch profile that defined sophisticated suburban residential design during the mid-1950s. The structure demonstrates the substantial, upper-middle-class residential architecture that attracted prosperous post-war families to the Sheeks Boulevard development during 1956, reflecting the housing solutions that served successful working families who valued modern conveniences and established suburban lifestyle within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that represent the mature phase of post-war suburban residential construction that utilized fully developed ranch design principles and quality materials that had become standard during the prosperous mid-1950s suburban boom. The sophisticated proportions, systematic floor plan organization with ranch configuration and integrated attached garage, characteristic mid-1950s styling with premium brick veneer construction throughout, and quality construction methods reflect the design principles that had evolved during the decade following World War II when suburban development had become standardized and prosperous families could invest in premium residential construction. The building's overall composition, particularly the hip roof configuration with wide overhangs and the comprehensive brick veneer construction, are consistent with mature ranch designs that emphasized quality suburban living while utilizing the superior materials and construction techniques that characterized prosperous suburban development during the mid-1950s.

The building features a hip roof system with substantial wide overhangs that provide extensive weather protection while creating the sophisticated architectural profile characteristic of mature ranch design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, contemporary appearance valued in ranch architecture. The hip roof configuration with wide overhangs demonstrates the refined design approaches that characterized both mature ranch architecture and prosperous suburban construction, providing functional weather protection while maintaining the horizontal emphasis and sophisticated proportions that distinguished quality residential architecture during 1956.

The exterior walls demonstrate comprehensive brick veneer construction that reflects the premium material standards and sophisticated design preferences that characterized upper-middle-class residential construction during 1956. The consistent brick veneer throughout provides both durability and architectural distinction while demonstrating the quality material approaches that characterized prosperous suburban residential construction when premium materials were readily available and families could invest in superior construction. The brick veneer construction reflects the established building standards and architectural sophistication that characterized mature suburban residential development during the prosperous mid-1950s period.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized mature ranch design and prosperous suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis and contemporary openness valued in ranch architecture. The windows create substantial openness and visual interest while reflecting the modern design principles that emphasized natural light and indoor-outdoor connections that had become standard in prosperous suburban residential design. The window configuration demonstrates the balance between contemporary residential function and suburban lifestyle that characterized mature ranch architecture during the prosperous suburban boom.

The attached garage represents the integrated automobile accommodation that had become standard in mature ranch design and prosperous suburban development, with convenient access and quality construction that reflected the universal automobile ownership and suburban prosperity that defined established suburban lifestyle during 1956. The attached garage demonstrates the complete suburban residential planning that included automobile storage as an integral and sophisticated part of residential design, reflecting the prosperous living standards that characterized established suburban communities during the mid-1950s suburban boom.

The property exhibits exceptionally well-maintained suburban landscape characteristics with expansive lawn areas, mature plantings, sophisticated foundation landscaping, and quality site improvements that integrate the building with its established residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over nearly seven decades. The professional landscaping and spacious suburban lot demonstrate the established suburban residential standards that characterized prosperous suburban development and the continued investment in property enhancement that complements the building's sophisticated ranch architectural 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 1961, Harry Van Dusen resided at 28421 Sheeks.[1] In 1970, Donald E. Bates resided at 28421 Sheeks.[2]

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 28421 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1956 mature post-war suburban development that demonstrated the successful completion of Flat Rock's suburban transformation and its significance as a sophisticated ranch house that provided premium housing solutions for Flat Rock's established industrial workforce during the prosperous suburban boom phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1956 ranch house represents the mature post-war suburban development that demonstrated the successful completion of Flat Rock's transformation into a prosperous suburban community while maintaining its industrial employment base during the established suburban boom phase of the Late Period of Significance. The property embodies the premium residential construction that served the established workforce that had been sustained and expanded through continued industrial development following Henry Ford's Village Industries program, showing how sophisticated residential construction provided essential housing solutions that maintained community prosperity while offering premium homeownership opportunities for successful working families within the mature suburban-industrial community.

The significance of this property as a sophisticated ranch house with premium brick construction and quality design demonstrates the role of high-end residential architecture in maintaining prosperous suburban development that supported continued industrial success during 1956 while embracing established suburban living standards and lifestyle patterns. The 1956 construction date places this property within the mature suburban boom phase of the Late Period of Significance, when Flat Rock had successfully completed its adaptation to suburban development patterns while maintaining its industrial employment base through premium housing solutions that reflected established suburban prosperity and sophisticated residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial prosperity and established suburban development, which had maintained stable employment opportunities that attracted prosperous families who sought premium residential accommodations that combined sophisticated ranch architectural design with quality materials within the established suburban-industrial community. The sophisticated ranch house with its comprehensive brick construction and quality features provided the premium, family-oriented living arrangements that appealed to established suburban families while offering the architectural sophistication and suburban amenities that reflected sustained prosperity and established suburban lifestyle expectations during the prosperous mid-1950s period.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a sophisticated ranch house that served Flat Rock's mature suburban development during the prosperous boom phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had achieved mature suburban character throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the mature suburban transformation while maintaining the residential context that supported premium residential construction during 1956.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the single-story massing, hip roof configuration with wide overhangs, comprehensive brick construction, and sophisticated proportions that distinguished prosperous suburban construction during 1956. The building maintains the essential mature ranch design characteristics that made it representative of the premium housing solutions that provided sophisticated residential character while supporting continued community prosperity in Flat Rock.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Materials: The building maintains its comprehensive brick veneer construction and essential architectural elements that demonstrate the premium material approaches that characterized prosperous suburban development during 1956. The materials preserve the sophisticated ranch character and architectural distinction that reflected the quality construction standards appropriate to housing that served Flat Rock's established suburban workforce.

Workmanship: The ranch construction with comprehensive brick veneer and quality details demonstrates the sophisticated building techniques that characterized prosperous suburban development, reflecting the quality construction approaches and architectural sophistication that made premium ranch homes attractive to established suburban families while supporting community prosperity during the mature suburban boom.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful mature suburban development by 1956. The setting demonstrates the established suburban character that was supported by sophisticated residential architecture and other premium housing solutions that maintained continued community prosperity during the suburban boom period.

Feeling and Association: The property conveys the 1956 mature suburban character that characterized Flat Rock's established prosperity and suburban sophistication, maintaining associative connections to the premium residential architecture and the sophisticated housing solutions that maintained community prosperity while preserving its connection to the quality design approaches that served the established suburban workforce.

Mature Ranch Architecture and Suburban Prosperity

The property's significance as a sophisticated ranch house with premium brick construction and quality design makes it a particularly valuable contributor to the district's ability to convey the mature suburban transformation and established prosperity that characterized the later phase of the Late Period of Significance. The building demonstrates how sophisticated ranch architecture provided essential housing solutions that combined premium architectural character with quality materials, enabling established suburban families to achieve sophisticated homeownership while supporting the continued community development necessary for sustained industrial success during the prosperous suburban boom period.

The 1956 sophisticated ranch house demonstrates the housing quality that supported continued industrial development by providing premium residential solutions that attracted and retained the established workforce necessary for continued industrial operations, showing how quality residential architecture enabled the sustained suburban prosperity that characterized successful industrial communities during the mature post-war suburban boom.

SHPO Compliance and Recommendation

The property at 28421 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1956 mature post-war suburban development that demonstrated the successful completion of Flat Rock's suburban transformation and its significance as a sophisticated ranch house that provided premium housing solutions for Flat Rock's established industrial workforce during the prosperous suburban boom phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's successful mature suburban development while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the sophisticated ranch residential construction that maintained prosperous suburban development during the mature boom phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential builder information that would enhance documentation of this significant example of 1956 mature ranch construction with premium brick materials. The property exemplifies the sophisticated residential architecture and the premium housing solutions that served Flat Rock's established suburban workforce during 1956, showing how quality ranch design enabled the sustained suburban prosperity that maintained the community's industrial employment base while achieving mature suburban development standards during the prosperous suburban boom phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits strong contributing status as an excellent example of mature post-war ranch residential architecture that demonstrates Flat Rock's successful completion of its suburban transformation. The 1956 construction date places it during the established suburban boom period when the community had achieved mature suburban character while maintaining its industrial employment base, making it historically significant for understanding the full development of post-war suburban communities in industrial settings.

Historic District Contribution: STRONG CONTRIBUTING RESOURCE. The property effectively demonstrates the mature suburban development patterns that characterized Flat Rock's established prosperity during the mid-1950s. Its sophisticated ranch design with comprehensive brick construction and quality features represents the premium housing that demonstrated community success and suburban sophistication, contributing meaningfully to the district's narrative of sustained community prosperity and architectural advancement throughout the Late Period of Significance.

Architectural Merit: Excellent example of mid-1950s ranch architecture with distinctive features including hip roof with wide overhangs, comprehensive brick veneer construction, large picture windows, and integrated garage. The building represents the mature development of ranch style architecture during the suburban boom, demonstrating both national

residential trends and local prosperity during the established post-war suburban period when quality materials and sophisticated construction had become standard.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, materials, and sophisticated ranch character intact. The building clearly conveys its 1956 mature ranch origins and continues to function as intended, with exceptionally well-maintained exterior and established suburban setting that enhance rather than detract from its historic character and demonstrate continued investment in the property.

Catalog Kit Home Analysis

Assessment: UNLIKELY CATALOG HOME - LOW PROBABILITY

Supporting Evidence Against Catalog Origin:

- **Well Post-Catalog Period:** 1956 construction is well after the catalog home era, with major companies having ceased operations by 1940-1942
- **Mature Ranch Development:** Ranch style had become fully standardized through conventional building industry by mid-1950s
- **Established Suburban Industry:** Well-developed local building industry with sophisticated ranch construction capabilities
- **FHA and VA Influence:** Federal loan programs promoted standardized ranch construction through established conventional builders

Alternative Construction Methods More Likely:

- **Established Builder Construction:** Local contractors had developed sophisticated ranch building capabilities by mid-1950s
- **Plan Service Integration:** Architectural plan services were well-established with comprehensive ranch designs
- **Tract Development Standards:** May represent established suburban development using refined floor plans and quality construction
- **Material Supplier Integration:** Comprehensive brick construction available through established building supply networks

Design Characteristics Suggesting Conventional Construction:

- Comprehensive brick veneer was standard practice for quality suburban homes by mid-1950s
- Hip roof with wide overhangs represents mature ranch design principles rather than catalog specialization
- Large picture windows and integrated garage were standard suburban features available through conventional suppliers
- Overall design reflects established ranch architecture principles rather than specific manufacturer systems

Historical Context Against Catalog Origin:

- Catalog home era had ended more than a decade before 1956 construction
- Suburban building boom was well-served by established local contractors and suppliers
- Ranch style had achieved full standardization through conventional building practices and plan services
- Federal loan programs and suburban development promoted quality construction through established builders

Quality Construction Indicators:

- Comprehensive brick construction indicates established local masonry capabilities
- Sophisticated proportions and details reflect mature ranch design knowledge
- Integrated systems (garage, windows, roofing) demonstrate coordinated conventional construction
- Overall quality suggests established builder with ranch construction expertise

Recommendation: Further research recommended to investigate:

- Local building permits and contractor records from mid-1950s
- Suburban development patterns and established builders active in Sheeks Boulevard area
- Plan service sources and builder trade publications from mature ranch period
- Regional construction industry development and established contractor capabilities

Conclusion: This property almost certainly represents conventional suburban construction by established local builders using mature ranch design principles and quality materials available through well-developed building industry channels during the mid-1950s suburban boom. The 1956 construction date places it well into the established suburban development period when sophisticated ranch construction had become standard practice among conventional builders. The quality construction and comprehensive brick veneer demonstrate the capabilities of established local contractors rather than catalog home systems, reflecting the mature suburban building industry that characterized successful communities during the prosperous mid-1950s 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_094_04_0028_000 Lot# 28 & 29 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28441 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0026_000 Lot# 26 & 27 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097047	Long: -83.285402			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1951	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and horizontal aluminum siding	
Foundation Materials	Concrete	
Window Materials	Wood and metal	
Window Type	Double Hung, picture	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28441 Sheeks Blvd N						
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	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 residence at 28441 Sheeks Blvd N presents as a single-story ranch house that exemplifies the early post-war suburban residential architecture of 1951, representing the renewed housing construction that served Flat Rock's industrial workforce during the post-war recovery and suburban development phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and attached garage that create efficient living space while maintaining the distinctive ranch profile that defined modern residential design during the early post-war period. The structure demonstrates the substantial, middle-class residential architecture that attracted post-war families to the Sheeks Boulevard development during 1951, reflecting the housing solutions that served successful working families who valued modern conveniences and suburban lifestyle within the established suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that suggest it may represent early post-war residential construction that utilized emerging standardized plans and modern materials that became available as wartime restrictions ended and the building industry resumed civilian housing production. The efficient proportions, systematic floor plan organization with ranch configuration and integrated attached garage, characteristic early post-war styling with mixed materials including brick veneer and aluminum siding, and contemporary construction methods reflect the design principles that emerged during the post-war housing boom when construction resumed after wartime restrictions. The building's overall composition, particularly the hip roof configuration and the combination of brick and siding materials, are consistent with early ranch designs that emphasized modern living while utilizing the improved materials and construction techniques that became available during the post-war recovery period.

The building features a hip roof system that provides efficient coverage while creating the clean, modern architectural profile characteristic of early ranch design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the streamlined appearance valued in ranch architecture. The hip roof configuration demonstrates the simplified design approaches that characterized both early ranch architecture and post-war suburban construction, providing functional shelter while maintaining the horizontal emphasis that distinguished modern residential architecture during 1951.

The exterior walls demonstrate a combination of brick veneer and horizontal aluminum siding that reflects the mixed material approach and modern design preferences that characterized early post-war residential construction during 1951. The brick veneer provides durability and architectural distinction for the lower portion while the horizontal aluminum siding creates visual interest and demonstrates the modern material approaches that characterized post-war residential construction when diverse materials became available after wartime restrictions. The mixed material construction reflects the contemporary building standards and architectural variety that characterized suburban residential development during the early post-war period.

The window arrangement demonstrates the modern approach to fenestration that characterized early ranch design and post-war suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis valued in ranch architecture. The windows create openness and visual interest while reflecting the modern design principles that emphasized natural light and indoor-outdoor connections in post-war residential design. The window configuration demonstrates the balance between traditional residential function and modern openness that characterized early ranch architecture during the post-war housing boom.

The attached garage represents the integrated automobile accommodation that characterized modern ranch design and post-war suburban development, with convenient access and integrated storage that reflected the universal automobile ownership that defined suburban lifestyle during 1951. The attached garage demonstrates the complete modern residential planning that included automobile storage as an integral part of residential design, reflecting the modern living standards that characterized post-war suburban development and the prosperity that enabled families to invest in modern conveniences.

The property exhibits well-maintained suburban landscape characteristics with expansive lawn areas, mature plantings, quality concrete walkways and drives, and site improvements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over more than seven decades. The spacious lot and professional maintenance demonstrate the suburban residential standards that characterized post-war development and the continued investment in property enhancement that complements the building's ranch architectural 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 1953, Carl Spoehr resided at 28441 Sheeks.[1] *In 1961, Carl Spoehr resided at 28441 Sheeks.*[2] *In 1970, Carl Spoehr resided at 28441 Sheeks.*[3]

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 28441 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1951 early post-war suburban development that demonstrated the successful resumption of residential construction and its significance as an early ranch house that provided modern housing solutions for Flat Rock's post-war industrial workforce during the post-war recovery phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1951 ranch house represents the early post-war suburban development that demonstrated the successful resumption of residential construction following World War II and the beginning of Flat Rock's adaptation to modern suburban living patterns while maintaining its industrial employment base. The property embodies the modern residential construction that served the post-war workforce that had been sustained through wartime production and was expanding during post-war industrial growth, showing how contemporary residential construction provided essential housing solutions that enabled community growth while offering modern homeownership opportunities for successful working families within the recovering suburban-industrial community.

The significance of this property as an early ranch house with modern design and mixed materials demonstrates the role of contemporary residential architecture in enabling successful post-war recovery that supported continued industrial development during 1951 while embracing modern living standards and suburban lifestyle patterns. The 1951 construction date places this property within the early post-war recovery phase of the Late Period of Significance, when Flat Rock was beginning to adapt to modern suburban development patterns while maintaining its industrial employment base through contemporary housing solutions that reflected post-war optimism and modern residential design standards.

The dwelling reflects the renewed housing demand created by post-war economic expansion and continued industrial development, which had maintained stable employment opportunities that attracted post-war families who sought modern residential accommodations that combined early ranch architectural design with modern conveniences within the recovering suburban-industrial community. The early ranch house with its mixed materials and modern features provided the contemporary, family-oriented living arrangements that appealed to post-war families while offering the modern design and suburban amenities that reflected post-war recovery and optimistic expectations for modern lifestyle during 1951.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as an early ranch house that served Flat Rock's post-war suburban development during the recovery phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that continued to evolve throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the post-war recovery and early suburban transformation while maintaining the residential context that supported modern residential construction during 1951.

Design: The property exhibits good design integrity in its early ranch characteristics, including the single-story massing, hip roof configuration, mixed material construction, and modern proportions that distinguished early post-war suburban construction during 1951. The building maintains the essential early ranch design characteristics that made it representative of the modern housing solutions that provided contemporary residential character while supporting continued community development in Flat Rock.

Materials: The building maintains its mixed brick veneer and aluminum siding construction and essential architectural elements that demonstrate the modern material approaches that characterized early post-war suburban development during 1951. The materials preserve the early ranch character and architectural quality that reflected the modern construction standards appropriate to housing that served Flat Rock's post-war workforce.

[1] 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), p. 9, for "Carl Spoehr"; held by Brownstown Historical Society, Brownstown, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The ranch construction with mixed materials and modern details demonstrates the contemporary building techniques that characterized early post-war suburban development, reflecting the modern construction approaches and architectural quality that made early ranch homes attractive to post-war families while supporting community prosperity during the post-war recovery.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful post-war recovery by 1951. The setting demonstrates the early modern suburban character that was supported by contemporary residential architecture and other modern housing solutions that enabled continued community development during the post-war period.

Feeling and Association: The property conveys the 1951 early post-war suburban character that characterized Flat Rock's recovery and modernization, maintaining associative connections to the modern residential architecture and the contemporary housing solutions that enabled successful post-war development while preserving its connection to the modern design approaches that served the post-war workforce.

Early Post-War Ranch Architecture and Community Recovery

The property's significance as an early ranch house with modern design and mixed materials makes it a valuable contributor to the district's ability to convey the post-war recovery and early suburban transformation that characterized the later phase of the Late Period of Significance. The building demonstrates how early ranch architecture provided essential housing solutions that combined contemporary architectural character with modern conveniences, enabling post-war families to achieve modern homeownership while supporting the continued community development necessary for sustained industrial success during the post-war recovery period.

The 1951 early ranch house demonstrates the housing quality that supported continued industrial development by providing contemporary residential solutions that attracted and retained the post-war workforce necessary for continued industrial operations, showing how modern residential architecture enabled the successful post-war recovery that characterized progressive industrial communities during the early post-war suburban development period.

SHPO Compliance and Recommendation

The property at 28441 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1951 early post-war suburban development that demonstrated the successful resumption of residential construction and its significance as an early ranch house that provided modern housing solutions for Flat Rock's post-war industrial workforce during the post-war recovery phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful adaptation to post-war suburban development patterns while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the early ranch residential construction that enabled successful post-war recovery during the early transformation phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential plan sources that would enhance documentation of this significant example of 1951 early ranch construction with mixed materials. The property exemplifies the modern residential architecture and the contemporary housing solutions that served Flat Rock's post-war workforce during 1951, showing how early ranch design enabled the successful post-war recovery that maintained the community's industrial employment base while beginning the adaptation to modern suburban development patterns during the early post-war phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of early post-war ranch residential architecture that demonstrates Flat Rock's successful transition from wartime to peacetime development patterns. The 1951 construction date places it during the crucial early post-war recovery period when the community was beginning to embrace modern suburban living while maintaining its industrial employment base, making it historically significant for understanding early post-war suburban development in industrial communities.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the early post-war suburban development patterns that characterized Flat Rock's successful recovery and modernization during the early 1950s. Its early ranch design with mixed materials and modern features represents the housing that enabled the community's initial adaptation to post-war suburban living patterns, contributing meaningfully to the district's narrative of sustained community evolution and modernization throughout the Late Period of Significance.

Architectural Merit: Good example of early 1950s ranch architecture with characteristic features including hip roof, mixed brick and siding construction, large picture windows, and integrated garage. The building represents the early adoption of ranch style architecture during the post-war housing boom, demonstrating both national residential trends and local adaptation to modern suburban living patterns during the optimistic early post-war recovery period.

Integrity Assessment: The property maintains good integrity with original massing, roofline, materials, and general ranch character intact. The building clearly conveys its 1951 early ranch origins and continues to function as intended, with well-

maintained exterior and suburban setting that preserve its post-war residential character and demonstrate continued investment in the property.

Catalog Kit Home Analysis

Assessment: UNLIKELY CATALOG HOME - LOW PROBABILITY

Supporting Evidence Against Catalog Origin:

- **Post-Catalog Period:** 1951 construction post-dates the major catalog home era, with most companies having ceased kit home operations by 1940-1942
- **Early Ranch Adoption:** Ranch style was emerging through conventional builders and plan services rather than catalog systems
- **Post-War Construction Industry:** Well-established local building industry with readily available materials and standardized construction methods
- **FHA Influence:** Federal Housing Administration standards and loan programs promoted standardized construction through conventional builders

Alternative Construction Methods More Likely:

- **Plan Service Homes:** Early ranch plans were widely available through architectural plan services and builder publications
- **Regional Builder Standards:** Local contractors were developing efficient ranch construction methods using standard materials
- **Tract Development Patterns:** May represent early suburban development using standardized floor plans and construction methods
- **Modern Material Availability:** Post-war period provided access to diverse building materials through conventional supply channels

Design Characteristics Suggesting Conventional Construction:

- Mixed brick and siding construction was standard practice for quality post-war homes
- Hip roof and attached garage represent emerging suburban standards rather than catalog specialization
- Large picture windows were widely available through conventional glass suppliers
- Overall design reflects standardized early ranch principles rather than specific catalog engineering

Historical Context Against Catalog Origin:

- Major catalog companies had ended residential kit programs by early 1940s due to wartime restrictions
- Post-war building boom was served by established local contractors and suppliers
- Ranch style popularity led to widespread adoption through conventional building practices
- FHA loan programs and suburban development promoted standardized construction through established builders

Recommendation: Further research recommended to investigate:

- Local building permits and contractor records from early 1950s
- Plan service sources and builder publications popular during early ranch period
- FHA loan documentation that might identify builder or plan source
- Regional development patterns and tract building practices in early post-war Flat Rock

Conclusion: This property most likely represents conventional early post-war ranch construction using standardized plans and materials available through established post-war building industry channels rather than catalog kit home origin. The 1951 construction date places it well after the catalog home era, and the design represents early ranch architecture that was being developed by conventional contractors and plan services during the post-war housing boom. While systematic in design, this reflects the emerging standardization of ranch architecture through conventional building practices rather than catalog home influence.

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_094_04_0026_000 Lot# 26 & 27 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28481 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0024_002 Lot# 24 & 25 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096814		Long: -83.285433		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1953	
Architectural Style	Post-WWII Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with wide overhangs	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Wood and metal	
Window Type	Large picture windows and double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28491 Sheeks Blvd N						
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	August 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.

The residence at 28481 Sheeks Blvd N presents as a single-story ranch house that exemplifies the modern suburban residential architecture of 1953, representing the post-war housing boom that served Flat Rock's expanded industrial workforce during the suburban transformation phase of the Late Period of Significance (1920-1975). The building exhibits the characteristic horizontal massing with a hip roof configuration and wide overhangs that create substantial weather protection while maintaining the distinctive ranch profile that defined modern residential design during this period. The structure demonstrates the substantial, middle-class residential architecture that attracted post-war families to the Sheeks Boulevard development during 1953, reflecting the housing solutions that served successful working families who valued modern conveniences and suburban lifestyle within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits characteristics that suggest it may be a post-war catalog or plan-book home from companies that continued to offer modern ranch designs during the early 1950s, or from regional builders who utilized standardized plans that became popular during the post-war housing boom. The efficient proportions, systematic floor plan organization with ranch configuration and integrated automobile accommodation, characteristic post-war styling with modern materials including brick veneer and large picture windows, and contemporary construction methods reflect the design principles that emerged during the post-war period when housing construction resumed after wartime restrictions. The building's overall composition, particularly the hip roof configuration with wide overhangs and the prominent picture windows with decorative awnings, are consistent with modern ranch designs that emphasized contemporary living while maintaining construction efficiency during 1953. The substantial brick construction and modern features suggest this represents the evolved residential standards that emerged during the post-war suburban boom when modern materials and appliances became widely available.

The building features a hip roof system with wide overhangs that provide substantial weather protection while creating the distinctive architectural profile characteristic of sophisticated ranch design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, modern appearance valued in ranch architecture. The hip roof configuration with wide overhangs demonstrates the advanced design approaches that characterized both modern ranch architecture and post-war suburban construction, providing functional weather protection while maintaining the horizontal emphasis that distinguished quality residential architecture during 1953.

The exterior walls demonstrate brick veneer construction that reflects the quality material standards and modern design preferences that characterized middle-class residential construction during 1953. The substantial brick veneer provides both durability and architectural distinction while demonstrating the modern material approaches that characterized post-war residential construction when materials became readily available after wartime restrictions. The brick construction reflects the superior building standards and architectural quality that characterized suburban residential development during the post-war boom period.

The window arrangement demonstrates the modern approach to fenestration that characterized ranch design and post-war suburban construction, with large picture windows that maximize natural light and visual connection with the outdoors while maintaining the horizontal emphasis valued in ranch architecture. The windows include both large picture windows and traditional double-hung configurations that create visual interest while reflecting the modern design principles that emphasized openness and light in post-war residential design. The decorative awnings provide both sun protection and architectural accent while demonstrating the attention to detail that characterized quality suburban residential construction.

The front entrance and integrated automobile accommodation demonstrate the complete modern residential planning that characterized ranch design and post-war suburban development, with convenient access and integrated garage or carport space that reflected the universal automobile ownership that defined suburban lifestyle during 1953. The integrated automobile accommodation represents the advanced residential planning that included automobile storage as an integral part of residential design, demonstrating the modern living standards that characterized post-war suburban development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature plantings including decorative landscaping elements, quality concrete walkways and drives, and site improvements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over more than seven decades. The professional maintenance demonstrates substantial investment in property enhancement that complements the building's modern ranch architectural character and quality construction.

History of the Resource

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

In 1962, Alan R. Mclean resided at 28481 Sheeks.[1] In 1970, Alan R. McClean resided at 28481 Sheeks.[2]

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 28481 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1953 post-war suburban development that demonstrated the successful transformation of Flat Rock's residential character and its significance as a modern ranch house that provided contemporary housing solutions for Flat Rock's post-war industrial workforce during the suburban transformation phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1953 ranch house represents the post-war suburban development that demonstrated the successful transformation of Flat Rock's residential character during the suburban modernization phase of the Late Period of Significance, when the community adapted to post-war living patterns while maintaining its industrial employment base. The property embodies the modern residential construction that served the post-war workforce that had been sustained and expanded through continued industrial development following Henry Ford's Village Industries program, showing how contemporary residential construction provided essential housing solutions that maintained community growth while offering modern homeownership opportunities for successful working families within the transformed suburban-industrial community.

The significance of this property as a modern ranch house with contemporary design and materials demonstrates the role of modern residential architecture in enabling successful suburban transformation that supported continued industrial development during 1953 while embracing contemporary living standards and suburban lifestyle patterns. The 1953 construction date places this property within the post-war transformation phase of the Late Period of Significance, when Flat Rock was successfully adapting to modern suburban development patterns while maintaining its industrial employment base through contemporary housing solutions that reflected post-war prosperity and modern residential design standards.

The dwelling reflects the continued housing demand created by sustained industrial development, which had maintained stable employment opportunities that attracted post-war families who sought modern residential accommodations that combined contemporary ranch architectural design with modern conveniences within the transformed suburban-industrial community. The modern ranch house with its brick construction and contemporary features provided the modern, family-oriented living arrangements that appealed to post-war families while offering the contemporary design and suburban amenities that reflected post-war prosperity and modern lifestyle expectations during 1953.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a modern ranch house that served Flat Rock's post-war suburban development during the transformation phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had continued to evolve throughout Flat Rock's Late Period development. The suburban setting preserves the community planning patterns that characterized the post-war suburban transformation while maintaining the residential context that supported modern residential construction during 1953.

Design: The property exhibits good design integrity in its ranch characteristics, including the single-story massing, hip roof configuration with wide overhangs, large picture windows, and modern proportions that distinguished post-war suburban construction during 1953. The building maintains the essential ranch design characteristics that made it representative of the modern housing solutions that provided contemporary residential character while supporting continued community development in Flat Rock.

Materials: The building maintains its brick veneer construction and essential architectural elements that demonstrate the modern material approaches that characterized post-war suburban development during 1953. The materials preserve the contemporary ranch character and architectural quality that reflected the modern construction standards appropriate to housing that served Flat Rock's post-war workforce.

Workmanship: The ranch construction with brick veneer and modern details demonstrates the contemporary building techniques that characterized post-war suburban development, reflecting the modern construction approaches and

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

architectural quality that made ranch homes attractive to post-war families while supporting community prosperity during the suburban transformation.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's successful post-war suburban transformation by 1953. The setting demonstrates the modern suburban character that was supported by contemporary residential architecture and other modern housing solutions that enabled continued community development.

Feeling and Association: The property conveys the 1953 suburban character that characterized Flat Rock's post-war residential development, maintaining associative connections to the modern residential architecture and the contemporary housing solutions that enabled successful suburban transformation while preserving its connection to the modern design approaches that served the post-war workforce.

Post-War Ranch Architecture and Suburban Transformation

The property's significance as a modern ranch house with contemporary design and brick construction makes it a valuable contributor to the district's ability to convey the post-war suburban transformation that characterized the later phase of the Late Period of Significance. The building demonstrates how modern ranch architecture provided essential housing solutions that combined contemporary architectural character with modern conveniences, enabling post-war families to achieve modern homeownership while supporting the continued community development necessary for sustained industrial success during the suburban transformation period.

The 1953 modern ranch house demonstrates the housing quality that supported continued industrial development by providing contemporary residential solutions that attracted and retained the post-war workforce necessary for continued industrial operations, showing how modern residential architecture enabled the successful suburban transformation that characterized progressive industrial communities during the post-war suburban boom.

SHPO Compliance and Recommendation

The property at 28481 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1953 post-war suburban development that demonstrated the successful transformation of Flat Rock's residential character and its significance as a modern ranch house that provided contemporary housing solutions for Flat Rock's post-war industrial workforce during the suburban transformation phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful adaptation to post-war suburban development patterns while maintaining industrial employment.

For SHPO compliance, this property should be documented as a contributing resource that represents the modern ranch residential construction that enabled successful suburban transformation during the post-war phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential plan-book or regional builder information that would enhance documentation of this significant example of 1953 ranch construction with contemporary features. The property exemplifies the modern residential architecture and the contemporary housing solutions that served Flat Rock's post-war workforce during 1953, showing how ranch design enabled the successful suburban transformation that maintained the community's industrial employment base while adapting to modern suburban development patterns during the post-war phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits contributing status as a representative example of post-war ranch residential architecture that demonstrates Flat Rock's successful adaptation to modern suburban development patterns. The 1953 construction date places it during the crucial post-war transformation period when the community was embracing modern suburban living while maintaining its industrial employment base, making it historically significant for understanding post-war suburban development in industrial communities.

Historic District Contribution: SOLID CONTRIBUTING RESOURCE. The property effectively demonstrates the post-war suburban development patterns that characterized Flat Rock's successful transformation during the 1950s. Its modern ranch design with brick veneer and contemporary features represents the housing that enabled the community's adaptation to post-war suburban living patterns, contributing meaningfully to the district's narrative of sustained community evolution and adaptation throughout the Late Period of Significance.

Architectural Merit: Good example of early 1950s ranch architecture with characteristic features including hip roof with wide overhangs, brick veneer construction, large picture windows, and horizontal emphasis. The building represents the popularization of ranch style architecture during the post-war suburban boom, demonstrating both national residential trends and local adaptation to modern suburban living patterns during the prosperous post-war period.

Integrity Assessment: The property maintains good integrity with original massing, roofline, materials, and general ranch character intact. While some modifications may have occurred over time, the building clearly conveys its 1953 ranch origins and continues to function as intended, with well-maintained exterior that preserves its post-war suburban residential character.

Catalog Kit Home Analysis

Assessment: UNLIKELY CATALOG HOME - LOW PROBABILITY

Supporting Evidence Against Catalog Origin:

- **Post-Catalog Period:** 1953 construction post-dates the major catalog home era, with most companies having ceased kit home operations by 1940-1942
- **Regional Builder Design:** Ranch style was widely adopted by conventional builders during post-war period using standard plans and materials
- **Material Availability:** Post-war period saw readily available building materials and established local construction industry
- **Standardized Modern Design:** Ranch architecture became standardized through plan books and regional builders rather than catalog companies

Alternative Construction Methods More Likely:

- **Plan Book Homes:** Many builders used standardized ranch plans from architectural plan services
- **Regional Builder Standards:** Local contractors developed efficient ranch construction methods using standard materials and techniques
- **FHA Influence:** Federal Housing Administration standards promoted standardized ranch designs for loan approval
- **Tract Development:** May represent early suburban tract development using repeated floor plans

Design Characteristics Suggesting Conventional Construction:

- Ranch style became universal through conventional building practices rather than catalog systems
- Brick veneer construction was standard practice for quality post-war homes
- Large picture windows and modern features were widely available through conventional suppliers
- Hip roof with overhangs represents standard ranch design rather than specialized catalog engineering

Historical Context Against Catalog Origin:

- Major catalog companies (Sears, Montgomery Ward) had ended kit home programs by early 1940s
- Post-war construction industry was well-established with local suppliers and contractors
- Ranch style popularity led to widespread adoption by conventional builders
- FHA loan programs promoted standardized construction through conventional builders

Recommendation: Further research recommended to investigate:

- Local builder records and construction permits
- Plan book sources popular in 1950s Michigan
- FHA loan documentation that might identify builder or plan source
- Regional building contractor records from early 1950s

Conclusion: This property most likely represents conventional post-war ranch construction using standardized plans and materials available through established building industry channels rather than catalog kit home origin. The 1953 construction date places it well after the catalog home era, and the design represents standard ranch architecture that was widely built by conventional contractors during the post-war suburban boom. While systematic in design, this reflects the standardization of ranch architecture through conventional building practices rather than catalog home influence.

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_094_04_0024_002 Lot# 24 & 25 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28491 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0023_301 Lot# 23 & 24 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096571		Long: -83.285369		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1940
Architectural Style	Cape Cod Revival
Building Form	1.5 Story rectilinear building
Roof Form	Side-gabled with gabled dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28491 Sheeks Blvd						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	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 residence at 28491 Sheeks Blvd N presents as a one-and-one-half story Cape Cod Revival house that exemplifies the sophisticated residential architecture of 1940, representing the pre-war mature phase of residential development that served Flat Rock's established suburban-industrial community during the late years of the Late Period of Significance (1920-1975). The building exhibits the characteristic rectangular massing with a side-gabled roof configuration and prominent gabled dormers that create substantial additional upper-level space while maintaining the distinctive Cape Cod profile that defined quality residential design during this period. The structure demonstrates the substantial, middle-class residential architecture that attracted skilled workers and their families to the Sheeks Boulevard development during 1940, reflecting the housing solutions that served successful working families who valued architectural sophistication and superior construction within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation established in 1922.

This building exhibits numerous characteristics that strongly suggest it is a premium catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that continued to offer high-end Cape Cod Revival models during 1940. The sophisticated proportions, efficient floor plan organization with side-gabled configuration and symmetrical dormers, characteristic Cape Cod styling with premium detailing including the substantial brick chimney and full-width front porch, and quality construction methods reflect the design principles that catalog home companies used to provide superior residential architecture with traditional New England character for successful working families. The building's overall composition, particularly the side-gabled roof configuration with matching gabled dormers and the prominent front porch with white railings, are consistent with premium catalog home models that emphasized architectural distinction while maintaining construction efficiency during 1940. The substantial construction and quality details suggest this is from a high-end catalog home line that provided premium materials and distinctive architectural features while maintaining the practical efficiency that made catalog homes attractive to successful working families.

The building features a side-gabled roof system with two prominent gabled dormers that provide substantial additional interior space while creating the distinctive architectural profile characteristic of sophisticated Cape Cod Revival design. The roof is constructed with dark asphalt shingles that provide practical weather protection while creating visual contrast with the white siding that enhances the traditional New England appearance valued in Cape Cod architecture. The side-gabled configuration with matching dormers demonstrates the complex design approaches that characterized both premium Cape Cod Revival architecture and high-end catalog home construction, providing functional spaces while maintaining the symmetrical composition that distinguished quality residential architecture during 1940.

The exterior walls demonstrate horizontal aluminum siding construction painted in crisp white that reflects the quality material standards and traditional design preferences that characterized upper-middle-class residential construction during 1940. The consistent white horizontal siding provides the authentic Cape Cod appearance and clean lines that were central to Cape Cod Revival design philosophy while demonstrating the quality material approaches that characterized premium residential construction. The substantial construction and quality siding installation reflect the superior building standards and architectural sophistication that characterized high-end residential development and premium catalog home design during 1940.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized premium Cape Cod Revival design and high-end catalog home construction, with windows arranged in systematic configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in Cape Cod architecture. The windows appear to include double-hung configurations with traditional proportions and dark shutters that create visual harmony while reflecting the quality design principles that catalog companies used to create distinctive, attractive homes through premium components and traditional detailing. The fenestration patterns demonstrate the balance between Cape Cod Revival architectural sophistication and construction quality that distinguished premium catalog home design during 1940.

The front entrance is accessed through a full-width front porch with white railings and columns that provide both extensive outdoor living space and architectural distinction while demonstrating the sophisticated construction approaches valued in premium residential design during 1940. The porch represents the essential outdoor living space that was central to Cape Cod Revival design and a popular feature in premium catalog home marketing during this period. The substantial white railings and quality construction demonstrate the superior building methods and architectural sophistication that distinguished premium catalog home design while providing the welcoming entrance area that was central to Cape Cod Revival architectural philosophy.

The central brick chimney serves as a prominent architectural focal point that demonstrates the substantial construction quality and traditional design elements that characterized premium Cape Cod Revival architecture and high-end catalog home construction during 1940. The chimney's central placement and substantial construction reflect the emphasis on

traditional Cape Cod design principles while providing the reliable heating infrastructure that was essential for family housing, demonstrating the quality construction standards that characterized premium residential development.

The property includes a detached garage that appears contemporary with the main house, representing an important accessory structure that reflects the standard automobile accommodation that characterized suburban residential development during 1940. The garage demonstrates the complete residential planning that included integrated automobile storage as a standard feature of quality residential construction, reflecting the mature suburban development standards that had evolved by 1940.

The property exhibits exceptionally well-maintained suburban landscape characteristics with established lawn areas, mature plantings, sophisticated foundation landscaping, and quality site improvements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Sheeks Boulevard neighborhood over more than eight decades. The professional landscaping demonstrates substantial investment in property enhancement that complements the building's Cape Cod Revival architectural sophistication and premium construction quality.

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, Hulbert Hall owned Lot 23 and Clarence. S. Cooke owned Lot 24 in the Gordon-Dale Sub.[1] *In 1947, Hulbert Hall resided at 28491 Sheeks.*[2] In 1950, Hulbert and Bessie Hall resided at 28491 Sheeks; and Hulbert Hall worked as night watchman at an oil refinery.[3] In 1962, Hulbert Hall resided at 28491 Sheeks.[4] In 1970, Charles Goulding resided at 28491 Sheeks.[5]

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 28491 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1940 pre-war residential development that demonstrated the maturation of Flat Rock's suburban-industrial community and its significance as a premium Cape Cod Revival house that provided sophisticated housing solutions for Flat Rock's established industrial workforce during the mature phase of the Late Period of Significance (1920-1975), which began with Henry Ford's establishment of the Village Industries Headlamp Plant in 1922 and continued through the building of the Michigan Casting Center in 1972.

Historical Significance Under Criterion A: Event

This 1940 Cape Cod Revival house represents the pre-war residential development that demonstrated the sustained success and maturation of Flat Rock's suburban-industrial community during the late phase of the Late Period of Significance, when the community had achieved stable prosperity and continued to attract working families through premium residential accommodations that reflected both architectural sophistication and established community character. The property embodies the premium residential construction that served the skilled and supervisory workforce that had been sustained by the long-term employment opportunities created through Henry Ford's Village Industries program and subsequent industrial development, showing how high-quality residential construction provided essential housing solutions

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Hulbert Hall, Clarence S. Cooke; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 237, for Hulbert & Bessie Hall ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 24 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

that maintained community stability while offering sophisticated homeownership opportunities for successful working families within the mature suburban-industrial community.

The significance of this property as a premium Cape Cod Revival house with sophisticated design and quality construction demonstrates the role of high-end residential architecture in maintaining stable suburban development that supported sustained industrial success during 1940 while preserving traditional architectural heritage and superior construction quality. The 1940 construction date places this property within the mature development phase of the Late Period of Significance, when Flat Rock was demonstrating the continued success of Henry Ford's Village Industries model through ongoing residential development that utilized premium housing solutions and sophisticated architectural approaches that reflected the community's stability and prosperity during the pre-war period.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established stable employment opportunities that attracted workers who sought premium residential accommodations that combined superior Cape Cod Revival architectural quality with distinctive traditional design within the established suburban-industrial community. The premium Cape Cod Revival house with its substantial dormers and sophisticated design provided the elevated, family-oriented living arrangements that appealed to successful working families while offering the architectural distinction and superior construction that reflected their professional status and elevated aspirations during 1940.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as a premium Cape Cod Revival house that served Flat Rock's residential development during the mature phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Boulevard North within the established neighborhood that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized the sustained suburban-industrial development while maintaining the residential context that supported premium residential construction during 1940.

Design: The property exhibits excellent design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof configuration with prominent gabled dormers, full-width front porch with white railings, and sophisticated fenestration patterns that distinguished high-end residential construction during 1940. The building maintains the essential Cape Cod Revival design characteristics that made it representative of the premium housing solutions that provided superior architectural character while supporting continued residential development in Flat Rock.

Materials: The building maintains its horizontal wood siding construction, substantial brick chimney, and essential architectural elements that demonstrate the premium material approaches that characterized high-end residential development during 1940. The materials preserve the sophisticated Cape Cod Revival character and architectural distinction that reflected the superior construction standards appropriate to housing that served Flat Rock's successful workforce.

Workmanship: The Cape Cod Revival construction with substantial dormers and quality details demonstrates the superior building techniques and quality construction that characterized premium residential development, reflecting the construction excellence and architectural sophistication that made high-end Cape Cod Revival homes attractive to successful working families while maintaining community prosperity.

Setting: The suburban residential context within the Sheeks Boulevard neighborhood maintains the community character that demonstrated Flat Rock's established suburban-industrial prosperity by 1940. The setting demonstrates the mature suburban character that was supported by premium residential architecture and other sophisticated housing solutions that maintained sustained community development.

Feeling and Association: The property conveys the 1940 suburban-industrial character that characterized Flat Rock's sustained residential development, maintaining associative connections to the premium residential architecture and the sophisticated housing solutions that maintained community stability while preserving its connection to the architectural distinction that served the successful workforce.

Premium Cape Cod Revival Architecture and Community Prosperity

The property's significance as a premium Cape Cod Revival house with sophisticated dormers and quality construction makes it a particularly valuable contributor to the district's ability to convey the range of high-quality housing solutions that maintained sustained residential development with architectural distinction during the mature phase of the Late Period of Significance. The building demonstrates how premium Cape Cod Revival architecture provided essential housing solutions that combined superior architectural character with traditional design principles, enabling successful working families to achieve sophisticated homeownership while supporting the continued community development necessary for sustained industrial success.

The 1940 premium Cape Cod Revival house with substantial dormers and sophisticated features demonstrates the housing quality that supported Henry Ford's Village Industries program by providing superior residential solutions that attracted and

retained the successful workforce necessary for continued industrial operations, showing how high-end residential architecture enabled the sustained suburban development that characterized prosperous industrial communities during the mature pre-war period.

SHPO Compliance and Recommendation

The property at 28491 Sheeks Blvd N is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1940 pre-war residential development that demonstrated the maturation of Flat Rock's suburban-industrial community and its significance as a premium Cape Cod Revival house that provided sophisticated housing solutions for Flat Rock's established industrial workforce during the mature phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained transformation through industrial development and premium housing solutions.

For SHPO compliance, this property should be documented as a contributing resource that represents the premium Cape Cod Revival residential construction that maintained stable suburban development with architectural distinction during the mature phase of the Late Period of Significance, with additional research recommended to identify specific construction details and potential catalog company information that would enhance documentation of this significant example of 1940 premium Cape Cod Revival construction with substantial dormers. The property exemplifies the sophisticated residential architecture and the premium housing solutions that served Flat Rock's successful workforce during 1940, showing how high-end Cape Cod Revival design enabled the sustained suburban-industrial development that supported Henry Ford's Village Industries program and defined the community's continued prosperity during the mature pre-war phase of the Late Period of Significance.

Independent Professional Assessment

Significance Evaluation: This property merits strong contributing status as an excellent example of pre-war Cape Cod Revival residential architecture that represents the maturation of Flat Rock's suburban development. The 1940 construction date places it during the community's established phase when quality residential construction demonstrated sustained prosperity following Ford's 1922 industrial foundation.

Historic District Contribution: STRONG CONTRIBUTING RESOURCE. The property effectively demonstrates the sophisticated residential development patterns that characterized Flat Rock's mature suburban-industrial community. Its high-quality Cape Cod Revival design with prominent dormers represents the premium housing that attracted and retained skilled workers, contributing meaningfully to the district's narrative of sustained community prosperity and architectural sophistication.

Architectural Merit: Excellent example of Cape Cod Revival architecture with distinctive features including symmetrical gabled dormers, substantial brick chimney, full-width front porch, and quality construction details. The building represents the popularization of traditional New England architectural styles in Midwest industrial communities during the late 1930s and early 1940s, demonstrating both national architectural trends and local prosperity.

Integrity Assessment: The property maintains excellent integrity with original massing, roofline, dormers, and architectural character intact. The building clearly conveys its 1940 Cape Cod Revival origins and continues to function as intended, with well-maintained exterior and setting that enhance rather than detract from its historic character.

Catalog Kit Home Analysis

Assessment: HIGHLY LIKELY CATALOG HOME - HIGH PROBABILITY

Supporting Evidence:

- **Peak Catalog Period:** 1940 represents the final years of major catalog home production, with companies offering sophisticated models before wartime restrictions ended most programs
- **Classic Cape Cod Design:** The symmetrical dormers, side-gabled roof, and overall proportions match premium Cape Cod models offered by Sears, Montgomery Ward, and other major catalog companies
- **Quality Construction:** Substantial dormers, brick chimney, and quality details suggest a higher-end catalog model rather than basic builder construction
- **Standardized Features:** Window placement, dormer design, and overall composition show the systematic planning typical of catalog home design
- **Regional Popularity:** Cape Cod Revival was extremely popular in catalog offerings during the late 1930s and early 1940s

Catalog Company Candidates:

- **Sears Roebuck:** Offered numerous Cape Cod models through 1940, including designs with prominent dormers and quality details
- **Montgomery Ward:** Though Wardway Homes ended in 1931, similar designs remained popular and may have been offered through other arrangements

- **Aladdin Homes:** Continued operations through 1940s with emphasis on quality construction and traditional styles
- **Regional Suppliers:** Gordon-Van Tine and other companies offered Cape Cod designs through local lumber dealers

Design Characteristics Supporting Catalog Origin:

- Symmetrical facade with matching dormers suggests factory planning
- Efficient rectangular footprint typical of catalog home efficiency
- Standard window sizes and placement patterns
- Quality construction details consistent with premium catalog offerings
- Overall proportions and composition match documented catalog models from this period

Recommendation for Verification: Physical inspection highly recommended to look for:

- Stamped lumber in basement/attic areas (Sears often used alphanumeric coding)
- Shipping labels on millwork, especially around windows and doors
- Original blueprints or assembly instructions
- Uniform lumber dimensions consistent with factory pre-cutting
- Hardware with manufacturer markings (Sears had distinctive hardware)

Conclusion: This property exhibits strong characteristics consistent with a premium catalog kit home from the final years of major catalog home production. The sophisticated Cape Cod Revival design, quality construction, and systematic architectural planning strongly suggest catalog origin, likely from Sears or another major company offering high-end traditional models during 1940. Physical evidence would be needed for definitive confirmation, but architectural analysis supports high probability of catalog home origin.

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_094_04_0023_301 Lot# 23 & 24 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28511 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0022_000 Lot# 22 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096238		Long: -83.285422		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1941	
Architectural Style	Cape Cod/ Cottage Style	
Building Form	1.5 Story rectilinear building	
Roof Form	Side-gabled w/ front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding (Replacement)	
Foundation Materials	Concrete Block	
Window Materials	Replacement (possibly vinyl)	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1941-1975 (within district's Late Period, 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	28511 Sheeks Blvd. (North)						
Historic/Original Owner	Donley and Kathryn Neese						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Donley M. Neese						

Survey Date	26 Dec 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 1941 Cape Cod cottage is a 1.5-story dwelling situated on a corner lot at Sheeks Boulevard in Flat Rock, adjacent to a dead-end side street. The building was constructed by Donley Neese and remains in the Neese family ownership to the present day, representing over 80 years of continuous family stewardship. This exceptional multi-generational ownership exemplifies the stable homeownership patterns and deep community roots that Ford's Village Industries program was designed to encourage, making this property particularly significant for understanding the social outcomes of the program.

The house exhibits the characteristic Cape Cod cottage form with a side-gabled roof and compact, efficient floor plan. Cross-gable elements add visual interest to the roofline and provide additional interior space. The roof is covered with asphalt shingles, and the varied roof forms create a picturesque cottage-like appearance that distinguishes this property from more standardized Cape Cod examples.

The most prominent architectural feature is the substantial exterior brick chimney positioned on the side elevation facing the side street. The chimney rises the full height of the wall and extends well above the roofline, constructed of red brick that creates a strong visual accent against the light-colored siding. This exterior chimney placement evokes colonial New England precedents and was a popular design choice for Cape Cod houses, providing both functional heating and architectural character. The chimney's prominent position on the corner lot makes it a defining element of the property's streetscape presence.

The exterior walls are clad in vinyl siding in a cream color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of Cape Cod design. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard. The light color creates a traditional Cape Cod aesthetic appropriate to the style's colonial New England references.

The front facade features windows with dark shutters that provide traditional decorative accents. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod cottage designs, with windows positioned to serve functional requirements. A window box beneath one of the front windows adds a charming cottage-garden detail.

The windows appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The multi-light pattern visible in some windows references traditional divided-light designs, while the dark shutters create strong visual definition against the light siding.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The corner lot provides generous yard space on multiple sides, with mature deciduous trees framing the property. Foundation plantings of evergreen shrubs soften the base of the house and contribute to the cottage-garden character.

A detached garage is located at the rear of the property, providing covered automobile storage. The corner lot location adjacent to the dead-end side street provides privacy and a sense of spaciousness while maintaining the property's integration into the Sheeks Boulevard residential streetscape.

Character-defining features include the Cape Cod cottage form with cross-gable elements, the prominent exterior brick chimney, the 1.5-story massing with side-gabled roof, the corner lot setting, the detached garage, and the overall cottage-like residential character that contributes to the streetscape of Sheeks Boulevard.

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, Donley M. Neese owned Lot 22 of the Gordon-Dale Sub in the Village of Flat Rock; no residence is indicated.[1] In 1940, Donley Maxon Neese registered for the Draft [WW2], he was twenty-six years old, married to Kathryn and employed by the Socony Vacuum Oil Company in Trenton, Michigan.[2] In 1942, Donley M. Neese owned Lot 22 in the Gordon-Dale Sub; and the residence thereon, 28511 Sheeks.[3] In 1947, Donley Neese resided at 28511 Sheeks.[4] In 1950, Donley and Kathryn Neese resided at 28511 Sheeks; and Donley Neese worked as an operator at the oil refinery [Socony Vacuum].[5] In 1974, Donley and Kathryn resided at 28511 Sheeks.[6] Donley M. Neese died on 20 June 1988.[7] Kathryn continued to reside on 28511 Sheeks; she died on 17 April 2007. This property is still owned by the Neese Family today.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; p. 211, entry for Donley Neese; held by Brownstown Township Historical Society.

[2] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPT3-Q3J9 : Thu Apr 10 16:24:02 UTC 2025), entry for Donley Maxon Neese and Socony Vacuum Oil Co.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 363, entry for Donley Neese; held by Brownstown Township Historical Society.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 238, for Donley & Kathryn Neese ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL#108990835, image 24 of 58; United States. National Archives and Records Administration.

[6] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[7] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ16-P46 : Tue Feb 25 00:12:11 UTC 2025), entry for Donley M Neese, 20 Jun 1988.

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**. The property represents pre-World War II residential development during the established phase of the Village Industries program and is particularly significant for its documented builder and exceptional multi-generational family ownership that exemplifies the stable homeownership patterns Ford's program was designed to create.

Criterion A - Community Planning and Development: Constructed in 1941 by Donley Neese and remaining in Neese family ownership to the present day, this Cape Cod cottage powerfully demonstrates the community stability and multi-generational rootedness that distinguished Ford's Village Industries communities from typical industrial centers. Ford's program explicitly sought to enable workers to own homes, establish families, and develop lasting connections to place—outcomes that are tangibly demonstrated by over 80 years of continuous family ownership at this property. The Neese family's sustained commitment to this house represents the human dimension of the Village Industries experiment, illustrating how Ford's program created not just houses but homes that anchored families within the community across generations.

Village Industries Context: The property's 1941 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, the residential patterns established in the late 1920s and early 1930s had produced a stable community with strong homeownership rates. The documented construction by Donley Neese in 1941 provides valuable information about the individuals who built the residential fabric of the Village Industries community. This documentation connects the physical structure to a specific individual and moment in the community's development, enhancing the property's historical significance.

Multi-Generational Ownership Significance: The continuous Neese family ownership spanning over 80 years represents one of the most compelling demonstrations of Village Industries community outcomes in the district. Ford's program was predicated on the belief that homeownership would create stable, invested communities where families would put down roots and contribute to civic life across generations. This property provides tangible evidence that the program achieved these goals, with the Neese family's sustained presence demonstrating the lasting community bonds that Ford's experiment helped create.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot at Sheeks Boulevard. Integrity of design is maintained through preservation of the Cape Cod cottage form with cross-gable elements, prominent exterior brick chimney, and 1.5-story massing. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the original brick chimney and concrete block foundation remain as significant original features. Integrity of setting is preserved through the corner lot configuration and relationship to neighboring residences. Integrity of feeling and association are particularly strong given the continuous family ownership, as the property continues to serve its original function as a family home for the descendants of its builder.

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

The 1941 construction by Donley Neese and continuous Neese family ownership to the present day make this property particularly significant within the Flat Rock Historical District. While many properties in the district demonstrate the physical patterns of Village Industries residential development, this property provides exceptional documentation of the social outcomes that Ford's program was designed to achieve: stable homeownership enabling families to establish deep, multi-generational roots in the community.

The property retains its essential Cape Cod cottage form, with the side-gabled roof, cross-gable elements, and 1.5-story massing clearly legible despite material alterations. The prominent exterior brick chimney on the side elevation is a significant original feature that provides architectural character and material evidence of the 1941 construction. The corner lot location adjacent to the dead-end side street provides a distinctive setting that enhances the property's presence within the streetscape.

The over 80 years of continuous family ownership represents an exceptional example of the stable homeownership patterns that distinguished Village Industries communities. Ford's decentralized manufacturing program was explicitly designed to enable workers to own homes and establish permanent connections to place, in contrast to the transient rental housing that characterized many industrial centers. The Neese family's multi-generational commitment to this property demonstrates that Ford's vision was realized in Flat Rock, with families establishing roots that have endured for more than eight decades.

While vinyl siding and replacement windows have diminished material integrity, the retention of the original brick chimney preserves an important character-defining feature. The essential Cape Cod cottage form and residential character remain clearly legible, and the property's significance is substantially enhanced by its documented provenance and exceptional ownership continuity. This property stands as tangible evidence of the human outcomes—stable families, deep community roots, multi-generational homeownership—that defined the Village Industries experiment's success in Flat Rock.

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_094_04_0022_000 Lot# 22 Gordon-Dale Sub (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28523 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0021_000 Lot# 21 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096068		Long: -83.285508		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1929
Architectural Style	Colonial Revival/Vernacular
Building Form	2-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete Block
Window Materials	Vinyl
Window Type	Double-hung vinyl windows with decorative shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1929-1975 (Later Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	28523 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	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.

This 1929 vernacular two-story residence with Colonial Revival influences is situated on Sheeks Boulevard in Flat Rock. The building represents late 1920s residential development during the early Ford Village Industries period and demonstrates the simplified Colonial Revival design that was popular for middle-class housing through the late 1920s.

The house exhibits features influenced by Colonial Revival design: a two-story vertical form, hipped roof, symmetrical or near-symmetrical facade composition, and simple, restrained detailing that references early American architectural traditions. The building displays a hipped roof with moderate eaves that creates horizontal emphasis while the two-story massing provides vertical proportions. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's two-story form with hipped roof remains intact and identifiable.

A distinctive feature is the front entry porch protected by an aluminum awning supported by decorative wrought iron scroll posts. The ornamental iron posts feature curved scrollwork designs that add period-appropriate decorative character and demonstrate mid-20th century residential detailing popular in the 1940s-1960s. The aluminum awning provides practical weather protection while the decorative iron posts elevate the entry beyond purely functional design. This porch treatment represents a later addition or modification that reflects evolving residential preferences for covered entries with decorative elements.

A side wing or addition extends from the main block, creating an L-shaped or irregular footprint that adds to the building's complexity and provides additional living space. This side addition may be original to the 1929 construction or a later expansion, but it contributes to the property's current form and massing.

The windows have been updated with vinyl replacement units but maintain double-hung configurations appropriate to Colonial Revival design. Decorative shutters frame selected windows and add traditional detailing consistent with Colonial Revival references to early American architecture. Window openings maintain appropriate proportions and placement, preserving the building's design composition.

The property benefits from mature landscaping including substantial street trees that provide canopy coverage and frame the house within an established neighborhood context. Foundation plantings and well-maintained lawn demonstrate ongoing care and create an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the two-story form with hipped roof, the vertical proportions typical of vernacular Colonial Revival houses, the front entry with decorative aluminum awning and wrought iron scroll posts (mid-20th century feature), the side wing creating an irregular footprint, and the overall late 1920s residential character with Colonial Revival influences.

History of the Resource

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

In 1931, E. Brewer and A.D. Blackmoor owned Lot 21 in the Gordon-Dale Sub.[1] In 1939, Betty Jean Blackmore was living at 28523 Sheeks.[2] In 1939, Ernest and Nellie Brewer were living at 28523 Sheeks.[3] In 1940, Ernest and Nellie Brewer and family were living at 28523 Sheeks Blvd., and Ernest Brewer was employed as a plater for an auto factory.[4] In 1950, Edward and

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for E. Brewer and A.D. Blackmoor; held by Brownstown Township Historical Society

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

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

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 113, family ,Ernest & Nellie Brewer and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

Lucille Wood resided at 28523 Sheeks; and Edward Wood worked as a brakeman at the railroad.[5] In 1970, Edward Wood resided at 28523 Sheeks.[6]

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 1929 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant late 1920s residential development during the early Ford Village Industries period and demonstrates the type of substantial middle-class housing that characterized Flat Rock's residential expansion during this era.

Criterion A - Community Planning and Development: Built in 1929, this house represents residential development during the crucial late 1920s period just before the stock market crash and subsequent Depression. The 1929 construction date places the property at a significant historical moment—the end of the 1920s prosperity boom when families were still investing in substantial permanent housing before the economic collapse that would transform American society.

The two-story vernacular form with Colonial Revival influences represents substantial family housing that provided spacious accommodations for middle-class families. The vertical two-story configuration with side wing offered multiple bedrooms upstairs and living spaces on the main floor, representing practical family-oriented housing typical of late 1920s residential development.

The 1929 construction date makes this property among the last residential development before the Depression would halt most new construction and fundamentally change economic conditions. The property represents the confidence and prosperity of the late 1920s when families were investing in home ownership and communities like Flat Rock were experiencing residential expansion associated with the Ford Village Industries program.

The property's continued residential use and maintained condition demonstrate the stability and longevity of Flat Rock's residential community. The decorative aluminum awning with wrought iron scroll posts represents later improvements reflecting mid-20th century residential enhancement typical of established neighborhoods where homeowners invested in property upgrades.

Two-Story Vernacular Form: The two-story form with hipped roof and Colonial Revival influences represents substantial housing that distinguished this from smaller cottages and bungalows. The vertical proportions and side wing demonstrate the spacious accommodations available to middle-class families in late 1920s Flat Rock.

Late 1920s Construction: The 1929 construction date places this property at the end of the prosperity decade, representing residential development during the final year before the Depression. The property demonstrates the type of substantial housing being built during the Ford Village Industries period's early growth phase.

Colonial Revival Influences: The simplified Colonial Revival design reflects the popularity of historical architectural references during the 1920s, when Americans sought to connect new construction with traditional architectural values.

Mid-20th Century Porch Enhancement: The aluminum awning with decorative wrought iron scroll posts represents typical mid-20th century residential improvements that added decorative character and weather protection to entries, demonstrating ongoing investment in established residential properties.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The two-story vernacular form with hipped roof and side wing remains intact. The vertical proportions, overall massing, and building composition continue to express the property's original 1929 design intent and substantial residential character.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 239, for Edward & Lucille Wood ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 55 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by mature street trees. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. The aluminum awning with wrought iron scroll posts represents a later modification to the entry. However, the hipped roof form and overall building envelope remain intact.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The underlying two-story construction with hipped roof demonstrates building practices characteristic of late 1920s residential development. The substantial frame construction continues to demonstrate late 1920s building techniques. The decorative wrought iron scroll posts represent skilled metalwork typical of mid-20th century residential detailing.

Feeling: ☑ RETAINED - Despite material changes and porch modifications, the property continues to evoke the sense of late 1920s substantial residential housing. The two-story form with hipped roof, vertical proportions, and side wing convey the building's 1929 construction date and substantial family housing character.

Association: ☑ RETAINED - The property maintains its direct association with late 1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding, window replacement, and porch modifications. The building's form, massing, hipped roof configuration, and side wing remain intact, allowing it to convey its significance as late 1920s substantial residential housing within the Ford Village Industries context.

The National Register recognizes that properties may undergo material updates over time while retaining sufficient integrity to convey historical significance. In this case, the property's intact two-story form, preserved hipped roof configuration, maintained side wing, and continued residential use allow it to communicate its role in Flat Rock's residential development during the late 1920s.

The property's ability to convey its significance is supported by:

- Complete retention of two-story vernacular form with hipped roof
- Intact vertical proportions and side wing configuration
- Preserved overall building massing and composition
- Aluminum awning with decorative wrought iron scroll posts representing mid-20th century residential enhancement
- Detached garage demonstrating original site development
- Mature landscaping reinforcing established neighborhood character
- Continued residential use maintaining historical function

The vinyl siding, window replacement, and porch modifications, while compromising material integrity, do not prevent the property from conveying its significance as substantial late 1920s housing. The building's form, roof configuration, and setting remain sufficient to communicate its historical role and association with the late 1920s Ford Village Industries period.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Late 1920s Development:** Built in 1929 during the final year before the Depression, representing residential development at the end of the prosperity decade during the early Ford Village Industries period.
2. **Substantial Two-Story Housing:** Demonstrates larger-scale family housing with Colonial Revival influences, representing spacious accommodations for middle-class families in late 1920s Flat Rock.
3. **Intact Building Form:** Despite material alterations, the two-story form with hipped roof and side wing remains intact and conveys late 1920s substantial residential character.
4. **Historical Significance:** Construction in 1929 places this property at a pivotal historical moment just before the Depression would transform American society and halt residential construction.
5. **Community Stability:** Continued residential use and maintained condition with mid-20th century improvements (decorative porch) demonstrate ongoing role in the residential community.

Factors Supporting Contributing Status:

- Construction during significant late 1920s period (1929)
- Two-story vernacular form with Colonial Revival influences intact
- Hipped roof and side wing configuration preserved
- Vertical proportions and substantial massing maintained
- Detached garage demonstrating original site development
- Decorative aluminum awning with wrought iron scroll posts showing mid-20th century enhancement
- Mature landscaping reinforcing established neighborhood character
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association to convey significance

Factors Affecting Eligibility:

- Vinyl siding covers original exterior wall materials
- Windows have been replaced with vinyl units
- Aluminum awning and wrought iron posts represent later porch modification
- Material alterations preclude individual National Register eligibility
- Significance under Criterion A (community development) rather than Criterion C (architecture)

Assessment: Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact two-story form with hipped roof, preserved side wing, and continued residential use allow the property to convey its significance as late 1920s substantial housing built at the end of the prosperity decade during the early Ford Village Industries period. The property is not recommended for individual National Register eligibility due to compromised material integrity, but it makes a meaningful contribution to the district's representation of late 1920s residential development patterns.

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_094_04_0021_000 Lot# 21 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28545 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0019_000 Lots # 19 and 20 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096237		Long: -83.285421		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1924
Architectural Style	Craftsman/Vernacular cottage
Building Form	1.5-story rectilinear building
Roof Form	Front gable with side wing (L-shaped or cross-gabled)
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding
Foundation Materials	Concrete
Window Materials	Mixed - some original wood with aluminum storm windows; some replacement
Window Type	Double-hung sash windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28545 Sheeks Blvd N						
Historic/Original Owner	Percy and Gertrude Collar						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown (Possibly catalog kit home design)						

Survey Date	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.

This c. 1924 Craftsman-influenced vernacular cottage is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents pre-Village Industries residential development that existed approximately four years before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. The property exhibits characteristics of Craftsman cottage design popular during the early-to-mid 1920s, featuring a prominent front-facing gable, 1.5-story massing with living space in the upper half-story, and an L-shaped or cross-gabled configuration created by a side wing. A screened porch extends across the front facade providing outdoor living space. The retention of some original wood windows with aluminum storm windows significantly enhances material integrity. A garage structure at the rear documents mid-1920s automobile-era site planning. While the property has undergone aluminum siding replacement, it retains its distinctive front-gabled cottage form, L-shaped massing, mixed original and replacement fenestration including surviving wood windows, screened porch, and overall character that convey its identity as a mid-1920s Craftsman-influenced cottage from the pre-Ford era.

The house exhibits characteristics of Craftsman cottage design that was extremely popular during the 1920s for modest working-class and middle-class housing. The front-gabled orientation creates vertical emphasis on the facade, a common approach for cottage design on standard village lots. The 1.5-story configuration maximizes living space economically, providing full-height rooms on the first floor and finished living space (typically bedrooms) in the upper half-story under the sloped roof. This building form was practical and economical, offering more space than single-story cottages while avoiding the full construction costs of two-story houses.

Front-Gabled Cottage Form with Side Wing: The most distinctive architectural feature is the front-facing gable combined with a side wing that creates an L-shaped or cross-gabled plan. This configuration adds visual interest and complexity to what might otherwise be a simple gabled cottage, creating varied rooflines and asymmetrical massing characteristic of Craftsman design principles. The side wing likely contains additional first-floor living space, kitchen areas, or service rooms, extending the building footprint horizontally while maintaining the prominent front gable as the dominant facade element.

The front gable creates a strong vertical emphasis and provides the characteristic cottage profile that was popular during the 1920s. The gable end facing the street typically contains windows providing light to upper-story bedrooms or living spaces, making functional use of the 1.5-story height. The varied roof forms created by the front gable and side wing demonstrate typical 1920s cottage design that valued picturesque, informal compositions over rigid symmetry.

The roof is covered with asphalt shingles, a standard economical roofing material for buildings of this period and type. The multiple roof planes created by the gabled sections add visual complexity and shadow patterns that enhance the building's architectural character.

Screened Porch - Period Feature: A screened porch extends across the front facade, providing outdoor living space sheltered from insects while maintaining visual connection to the street. The screened porch may be original to the c. 1924 construction or may represent enclosure of an originally open porch—both common patterns during the 1920s-1950s period. Screened porches were extremely popular in Michigan as they allowed comfortable outdoor living during warm summers. The porch's full-width configuration creates welcoming residential character and demonstrates the importance of outdoor living spaces in mid-1920s housing design.

Whether original as screened or a later enclosure of an open porch, this feature represents typical residential evolution during the district's period of significance and contributes to the property's c. 1920s-era residential character.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1924 construction date and Craftsman cottage style, the original exterior was most likely wood clapboard or possibly wood shingles, both common materials for 1920s bungalow and cottage construction. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The underlying form, L-shaped massing, and varied rooflines remain intact beneath the replacement siding.

Mixed Fenestration - Retention of Original Wood Windows: A particularly significant feature for integrity assessment is the property's mixed fenestration, which includes both original wood windows with aluminum storm windows and some replacement units. The retention of original wood windows is noteworthy and enhances the property's material integrity substantially compared to properties where all windows have been replaced.

The original wood windows with aluminum storm windows represent authentic preservation of c. 1924 window construction, proportions, and craftsmanship. The aluminum storm windows, while additions themselves, demonstrate period-appropriate mid-to-late 20th century weatherization practices and actually protected the original wood windows from weather deterioration, contributing to their survival. The presence of these original wood windows provides important physical evidence of mid-1920s residential fenestration and construction methods.

The mixed fenestration—combining retained original wood windows with some updated replacements—documents the property's evolution over time and represents typical residential maintenance patterns where windows are replaced

gradually as needed rather than all at once. This selective replacement pattern is common in working-class neighborhoods and provides insight into how properties evolve during decades of continuous residential use.

The windows appear to be double-hung units typical of 1920s cottage construction, possibly with multi-light upper sashes or divided lights reflecting Craftsman design influences. The survival of original windows with their period-appropriate proportions and materials provides valuable documentation of c. 1924 cottage fenestration character.

The foundation is concrete block construction, typical of mid-1920s residential building practices. Concrete block had become standardized for residential foundations by the 1920s, representing modern construction methods of the period. The visible foundation creates definition between base and walls.

A garage structure is located at the rear of the property, providing vehicle storage and reflecting the integration of automobile accommodation into 1920s residential planning. By 1924, garages were becoming increasingly standard features of new residential construction, documenting automobile ownership's transition from luxury to necessity for middle-class families. The garage placement at the rear of the lot represents typical mid-1920s site planning when detached rear garages were standard.

The building's 1.5-story massing creates a vertical cottage profile that distinguishes this property from single-story bungalows while maintaining modest scale appropriate to working-class housing. The L-shaped configuration created by the front-gabled main section and side wing provides varied building mass and adds architectural interest through asymmetrical composition.

The building's setting on Sheeks Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. A mature tree in the front yard and established landscaping contribute to the property's character and the residential streetscape.

Despite the replacement of original siding, the property retains important aspects of integrity including location, design, partial workmanship (through retained wood windows), setting, feeling, and association. The distinctive front-gabled cottage form with side wing, the 1.5-story massing, the L-shaped configuration, the retention of some original wood windows with aluminum storm windows, the screened front porch, and the overall building scale and proportions remain intact. These retained features allow the property to continue conveying its identity as a mid-1920s Craftsman-influenced cottage from the pre-Ford era.

Character-defining features include the front-gabled cottage form creating vertical emphasis, the 1.5-story massing with living space in upper half-story, the L-shaped configuration created by side wing, the varied rooflines from multiple gables, the retention of some original wood windows with aluminum storm windows documenting authentic 1920s fenestration, the screened front porch providing outdoor living space, the overall cottage scale and proportions typical of mid-1920s working-class housing, and the garage at rear of property documenting mid-1920s automobile-era site planning.

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 1929, Percy Collar and family were living at 708 Sheeks Blvd. In 1930, Percy and Gertrude Collar were living at 28545 Sheeks.[1] Percy Collar was employed as a carpenter.[2] In 1939, Percy and Gertrude Collar and family were living at 28545 Sheeks.[3] In 1940, Percy and Gertrude Collar and daughter were living at 28545 Sheeks Blvd., and Percy Collar was employed

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, p. 217 (stamped), enumeration district (ED) 82-880, sheet 1-A, dwelling 433, family 1, Leland Alexander Family; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?view=explore: Jul 15, 2025), image 439 of 1148; United States. National Archives and Records Administration. Image Group Number: 004951268.

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

as an operator for an electrical sub station.[4] In 1962, Elton Lange and Percy D. Collar resided at 28545 Sheeks.[5] In 1963, Paul Allen resided at 28545 Sheeks.[6] In 1974, Paul and Ruth Allen resided at 28545 Sheeks.[7]

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 and Industry**. The property's c. 1924 construction date—approximately four years before Ford's Village Industries plant opened in Flat Rock—places it among the pre-existing residential development that established the community foundation Ford would later build upon. The front-gabled cottage form with side wing represents typical mid-1920s Craftsman-influenced modest residential construction. The retention of some original wood windows with aluminum storm windows significantly enhances material integrity and provides authentic physical evidence of 1920s construction. While the main house has experienced aluminum siding replacement, it retains sufficient integrity of design, partial workmanship, location, setting, feeling, and association—substantially enhanced by retained original windows and distinctive cottage form—to contribute meaningfully to the district's significance as part of the pre-Ford residential fabric that characterized Flat Rock before the Village Industries transformation.

Criterion A - Community Planning and Development and Industry:

Pre-Village Industries Foundation: Built circa 1924, approximately four years before Ford opened the Flat Rock Village Industries plant in 1928, this cottage represents the established residential community that existed before Ford's arrival. The property demonstrates that Flat Rock was a functioning community with quality housing stock before the Village Industries program began. This pre-existing residential development provided the community infrastructure and housing base that supported Ford's subsequent industrial investment.

The c. 1924 construction date places this property at the very beginning of the district's 1920-1975 period of significance, representing Flat Rock's character immediately before the industrial transformation. Properties from this pre-1928 period illustrate what the community was like before becoming part of Ford's decentralized manufacturing experiment.

Craftsman Cottage Typology: The front-gabled cottage form with side wing represents a common and popular housing type during the 1920s. The 1.5-story configuration provided practical, economical housing for working-class and middle-class families, maximizing living space while controlling construction costs. The L-shaped plan created by the side wing demonstrates typical cottage design that valued varied massing and functional space organization.

The Craftsman influences in the design reflect the dominance of bungalow and cottage styles during the 1920s, showing Flat Rock's participation in national residential architecture trends. The modest scale and straightforward construction methods represent the type of practical, affordable housing that characterized small-town development during the 1920s.

Retained Original Wood Windows - Enhanced Material Integrity: The survival of some original wood windows with aluminum storm windows significantly enhances this property's integrity. These retained windows provide authentic physical evidence of c. 1924 residential construction and are increasingly rare as most properties have undergone complete window replacement. The aluminum storm windows demonstrate period weatherization practices and contributed to the wood windows' preservation.

Integrity Assessment: The replacement of original siding with aluminum represents a material alteration. However, the property retains its essential form as a front-gabled cottage with side wing, its 1.5-story massing, its L-shaped configuration, some original wood windows, and its overall spatial relationships. The property maintains integrity of location, design (cottage form), workmanship (retained windows), setting, feeling, and association.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of pre-1928 residential development. The c. 1924 construction date, front-gabled cottage

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 112, family ,Percy & Gertrude Collar and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

form, partially retained original windows, and typical mid-1920s cottage design make it a valuable component of the district's representation of pre-Village Industries community character.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.
Reasons Supporting Contributing Status:

1. **Pre-Village Industries Construction:** Built c. 1924, four years before Ford's plant opened, representing established community before Village Industries.
2. **Craftsman Cottage Form:** Front-gabled 1.5-story cottage with side wing represents typical mid-1920s residential construction.
3. **Retained Original Wood Windows:** Survival of some original windows with aluminum storms provides authentic c. 1924 material evidence.
4. **L-Shaped Configuration:** Side wing creates varied massing typical of Craftsman cottage design.
5. **Screened Porch:** Front porch provides period outdoor living feature.
6. **Community Foundation:** Represents pre-Ford 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0019_000 Lots # 19 and 20 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28553 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0018_000 Lot# 18 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095672		Long: -83.285455		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1973
Architectural Style	Craftsman Bungalow/Arts and Crafts
Building Form	2-Story rectilinear building
Roof Form	Cross-gabled with multiple dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood siding with shingle accents
Foundation Materials	Concrete; brick porch supports
Window Materials	Wood (original); some vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					
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 ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
****Altered:	This 1973 Bungalow, though a lovely home, has been heavily altered.				
Current/Common Name	28553 Sheeks Blvd.				
Current Building Use	Single Family Residence				
Builder/Contractor	Niefert				

Survey Date	9 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.

The residence at 28553 Sheeks Blvd. presents as a two-story Craftsman. The building exhibits sophisticated Arts and Crafts massing with cross-gabled roof configuration and prominent covered front porch. **This building is a 1973 Bungalow that has been heavily altered into the Craftsman Style home it is today.**

The building features a complex cross-gabled roof system with multiple dormers that creates substantial interior space while maintaining the characteristic Craftsman silhouette. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in Arts and Crafts architecture. The cross-gabled configuration with multiple dormers demonstrates the sophisticated design approaches that characterized substantial Craftsman architecture, providing ample family living space while maintaining the architectural character.

The exterior walls demonstrate a combination of horizontal wood siding with decorative shingle accents that reflect quality material standards. The mixed material treatment provides authentic Arts and Crafts appearance and textural variety that was central to advanced Craftsman design philosophy. The material combination creates visual interest while maintaining the architectural character.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized advanced Craftsman design, with a combination of double-hung and casement windows arranged in systematic patterns that maximize natural light while maintaining the vertical emphasis and varied composition valued in substantial two-story residential architecture.

The front porch represents a significant architectural feature that enhances the building's community character and Craftsman identity, with substantial brick supports and generous proportions that create both functional outdoor living space and architectural distinction. The porch demonstrates the emphasis on community interaction and outdoor living that characterized advanced Craftsman residential design

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees providing substantial canopy, and maintained foundation landscaping that integrate the building with its residential setting while reflecting the development of the Sheeks Blvd. neighborhood as part of the foundational Village Industries residential expansion during the early 1920s. The landscape design demonstrates the community character that characterized successful residential neighborhoods during the foundational period of Flat Rock's 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.

This home belonged to Richard Neifert and family until January 2007.[1]

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 28553 Sheeks Blvd. 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).

Evaluation of Integrity

The property demonstrates severely compromised integrity across all seven aspects of the criteria required for National Register eligibility, fundamentally eliminating its ability to convey its historical significance and authentic 1940s residential character.

Location and Setting: While the house retains its original location on Sheeks Blvd, the extensively altered building configuration compromises the setting's authenticity. The substantial additions and modifications affect the building's relationship to its original residential context and eliminate the ability to understand the community planning patterns that characterized immediate post-war development.

Design: Design integrity has been fundamentally compromised by extensive additions and modifications that eliminate the essential characteristics of 1970s residential architecture. The complex multi-level configuration, varied rooflines, and

[1] 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 parcel # 58 094 04 0018 000; citing records held by the City of Flat Rock.

contemporary building volumes create a composition that bears no resemblance to typical post-war residential design. The original building form, proportional relationships, and architectural character have been completely obscured by the cumulative modifications, preventing any meaningful understanding of 1970s residential planning or design principles.

Materials: Material integrity is severely compromised due to the extensive contemporary siding treatments and brick facing that eliminates all evidence of original 1970s construction materials and techniques. The material replacements and modifications represent such extensive alteration that the building cannot demonstrate historical construction methods or material authenticity.

Workmanship: Original 1973 workmanship has been completely obscured by extensive contemporary modifications, additions, and material replacements. The complex additions and alterations demonstrate modern construction methods that overwhelm and eliminate any evidence of original building techniques, preventing any meaningful understanding of historical construction practices or residential building standards from the immediate post-war period.

Setting: The building's dramatically altered configuration, extensive additions, contemporary site modifications, and modern landscaping severely compromise setting integrity. The current building composition creates a relationship to the site and neighborhood that completely contradicts the original 1970s residential development patterns or the community planning principles that characterized post-war suburban expansion in Flat Rock.

Feeling and Association: The extensive alterations fundamentally eliminate the property's ability to convey any authentic post-war residential character or historical associations with Flat Rock's development during the immediate post-war period. The contemporary additions, modified building configuration, and altered site relationships create an appearance that represents modern residential development rather than historical housing from the early 1970s. The building can no longer effectively communicate any historical associations with the community's post-war suburban development.

Impact of Cumulative Alterations

The combination of extensive additions, material replacements, modified building configuration, altered rooflines, contemporary site modifications, and modern amenities represents cumulative alterations so comprehensive that they create an entirely different building than the original 1973 construction. These modifications eliminate any meaningful connection to the community development themes, residential patterns, or architectural character that define the district's significance during the post-war period.

The alterations are so extensive that they prevent the building from representing any aspect of its historical period, architectural significance, or association with Flat Rock's post-war suburban development patterns.

Temporal Significance vs. Physical Reality

While the 1973 construction date would place this property within the phase of Flat Rock's late period of significance representing late post-war residential development, the extensive physical alterations completely eliminate its ability to authentically convey this historical importance. The temporal significance is entirely negated by the fundamental integrity compromises that prevent any effective historical representation or meaningful contribution to understanding the district's development patterns.

Recommendation

The property at 28553 Sheeks Blvd. is **definitively not recommended as a contributing resource** to the Flat Rock Historic District and should be classified as a **non-contributing resource** due to severely compromised integrity that completely eliminates its ability to convey its historical significance as part of Flat Rock's post-war residential development during the late period of significance. The cumulative impact of extensive additions, complete architectural modification, contemporary material replacement, and fundamental design alterations.

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 parcel # 58 094 04 0018 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28563 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0017_000 Lot# 17 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095544		Long: -83.285466		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1924	
Architectural Style	Colonial Revival/Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Front-gabled with shed dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal Aluminum siding, painted blue	
Foundation Materials	Concrete	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1924-1975 (Later Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28563 Sheeks Blvd N						
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	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 residence at 28563 Sheeks Street presents as a one-and-one-half story Colonial Revival dwelling that exemplifies the foundational residential architecture of the mid-1920s, representing the immediate phase of residential development that served Flat Rock's expanding industrial workforce during the early years of the Late Period of Significance following Henry Ford's Village Industries establishment. The building exhibits characteristic Cape Cod styling with front-gabled roof configuration and shed dormer that demonstrates the architectural quality and traditional design approaches that characterized residential development when Flat Rock was rapidly transforming from a rural mill town into a suburban-industrial center. The structure demonstrates the modest yet well-designed residential architecture that attracted working families to Flat Rock during the community's foundational expansion following the success of the Headlamp Plant, reflecting the housing solutions that served skilled workers and their families who valued both architectural character and traditional design within the developing suburban-industrial community.

This building exhibits numerous characteristics that strongly suggest it is a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were experiencing peak popularity during the mid-1920s. The standardized Colonial Revival proportions, efficient floor plan organization evident in the systematic facade composition, characteristic Cape Cod styling with traditional detailing, and quality construction methods reflect the design principles that catalog home companies used to provide attractive residential architecture with Colonial character at accessible price points. The building's overall composition, particularly the front-gabled roof configuration with functional dormer and the systematic fenestration pattern, are consistent with popular catalog home models that emphasized traditional Colonial Revival character while maintaining construction efficiency and economic accessibility during the foundational years of the 1920s.

The building features a front-gabled roof system with a prominent shed dormer that provides additional interior space while maintaining the characteristic Cape Cod silhouette that defined quality Colonial Revival residential architecture during the mid-1920s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in Colonial Revival architecture. The front-gabled configuration with dormer demonstrates the efficient design approaches that characterized both practical Colonial Revival architecture and catalog home construction, providing functional upper-level space while maintaining traditional architectural character and construction economy appropriate to Village Industries employment.

The exterior walls demonstrate horizontal aluminum siding over wood construction painted in blue that reflects the quality material standards and traditional design preferences that characterized middle-class residential construction during the mid-1920s. The consistent white siding provides authentic Colonial Revival appearance and textural continuity that was central to traditional residential design philosophy while demonstrating the standardized material approaches that characterized catalog home construction. The siding provides clean, traditional residential appearance while maintaining the construction quality that characterized catalog home models during the foundational period of mail-order housing popularity.

The window arrangement demonstrates the systematic approach to fenestration that characterized both practical Colonial Revival design and catalog home construction, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in Colonial Revival architecture. The windows appear to include double-hung configurations with traditional proportions that create visual harmony while reflecting the practical design principles that catalog companies used to create attractive, functional homes through standardized but quality components. The prominent front window grouping provides enhanced natural light while maintaining the architectural character that distinguished quality residential design.

The front entrance is accessed through a modest covered entry area with traditional Colonial Revival detailing that provides weather protection while maintaining the economical construction approaches valued in catalog home design during the mid-1920s. The entrance demonstrates the practical design solutions that characterized both efficient Colonial Revival architecture and catalog home construction, providing functional access while maintaining architectural character through simplified but quality traditional detailing appropriate to working families seeking accessible homeownership.

The covered front porch with its simple posts and traditional detailing demonstrates the continuation of Colonial Revival residential amenities adapted to catalog home design efficiency, providing outdoor living space that enhances the relationship between interior and exterior areas while maintaining the traditional character that distinguished quality residential development. The porch reflects the design approaches that characterized catalog home construction when companies were providing traditional architectural character through efficient construction methods and standardized components.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees providing substantial canopy, and maintained foundation landscaping that integrate the building with its residential setting

while reflecting the development of the Sheeks Street neighborhood as part of the foundational Village Industries residential expansion during the mid-1920s. The landscape design demonstrates the community character that characterized successful catalog home neighborhoods during the foundational period of Flat Rock's 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 1931, Buhl Wales owned Lot 17 and in 1939, Fred Ernest owned Lot 17 in the Gordon-Dale Sub.[1] In 1939, William and Audrey Cooke and family were living at 28563 Sheeks.[2] In 1940, Robert and Ruth Young were living at 28563 Sheeks Blvd., and Robert Young was employed as a foreman for the railroad.[3] In 1950, John and Florence Becker resided at 28563 Sheeks; and John Becker worked as laborer at steel casting.[4] In 1962, John Becker resided at 28563 Sheeks.[5] In 1970, David R. Segur resided at 28563 Sheeks.[6]

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 28563 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mid-1920s residential development that demonstrated the immediate success of Henry Ford's Village Industries model, and under Criterion C: Architecture for its significance as a catalog kit home with Colonial Revival features that provided accessible quality housing solutions with traditional architectural character for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1924 Colonial Revival catalog home represents the foundational residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting working families to Flat Rock during the critical early years following the December 1922 establishment of the Headlamp Plant, when the community was rapidly transforming from a rural mill town into a suburban-industrial center through systematic residential development that provided essential housing solutions for the expanding workforce. The property embodies the catalog home construction that served the skilled and semi-skilled workforce that had been attracted by the employment opportunities created through the Headlamp Plant and Village Industries program, showing how standardized residential construction provided crucial housing solutions that enabled rapid community growth while offering accessible homeownership opportunities for working families seeking to establish themselves in the emerging industrial community.

The significance of this property as a catalog kit home with Colonial Revival features demonstrates the role of mass-produced housing in enabling rapid suburban development that supported industrial growth during the foundational years of the 1920s while maintaining architectural integrity and traditional design quality. Catalog homes represented crucial innovation in American residential construction, making quality Colonial Revival architectural design accessible to working families while enabling the rapid development of suburban communities that supported industrial expansion. The 1924 construction date places this property within the immediate development phase following the Headlamp Plant establishment, when Flat Rock was demonstrating the immediate success of Henry Ford's Village Industries model through rapid residential development that utilized efficient housing solutions.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for Buhl Wales; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Fred Ernest; held by Brownstown Township Historical Society.

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

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 111, family ,Robert & Ruth Young ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 23, dwelling 241, for John & Florence Becker ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59D9-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 24 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Architectural Significance Under Criterion C: Architecture

This Colonial Revival catalog home demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of catalog kit home construction that represents the democratization of quality residential architecture during the mid-1920s, when mass-produced housing enabled working families to achieve homeownership in dwellings that combined traditional Colonial Revival design with construction efficiency and economic accessibility. The standardized proportions, efficient floor plan organization, and quality traditional detailing illustrate the architectural sophistication and construction innovation that distinguished catalog home development during the foundational period of American suburban expansion.

The building represents an excellent example of the architectural achievement that characterized catalog home construction during the mid-1920s, when companies were successfully adapting traditional Colonial Revival styles to mass production methods while maintaining design quality and architectural character that reflected the aspirations and lifestyle expectations of working families. The Colonial Revival styling and construction quality demonstrate the architectural standards and traditional character that made catalog homes attractive alternatives to custom residential construction while enabling rapid suburban development during the foundational Village Industries period.

Catalog Home Assessment

Professional analysis strongly indicates this property is a catalog kit home based on multiple architectural and construction characteristics typical of mid-1920s mail-order housing. The standardized Colonial Revival proportions, systematic fenestration patterns, efficient floor plan organization evident in the facade composition, and quality construction methods are consistent with catalog home design principles that emphasized traditional architectural character combined with construction efficiency. The building exhibits the characteristic balance of architectural quality and construction economy that distinguished successful catalog home models during the foundational period of mail-order housing popularity.

The architectural details, including the front-gabled roof with dormer configuration, entrance treatment, window arrangements, and overall proportioning, match design approaches used by major catalog home companies to provide attractive Colonial Revival character while maintaining the standardized construction methods that made catalog homes economically accessible to working families. The systematic organization of architectural elements and quality traditional detailing are particularly characteristic of catalog home design that sought to provide Colonial Revival character through efficient construction approaches. Further research into specific catalog company records may identify the exact model and manufacturer, but the architectural evidence strongly supports identification as a catalog kit home that contributed to Flat Rock's foundational residential development during the initial Village Industries expansion.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as a catalog kit home that served Flat Rock's foundational residential development during the early years of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed specifically to accommodate the residential expansion that followed Henry Ford's industrial establishment. The suburban setting preserves the community planning patterns that characterized the foundational suburban-industrial development while maintaining the residential context that supported catalog home construction during the early 1920s.

Design: The property exhibits excellent design integrity in its Colonial Revival catalog home characteristics, including the one-and-one-half story massing, front-gabled roof configuration with functional dormer, systematic fenestration, and traditional architectural details that distinguished catalog home construction during the mid-1920s. The building maintains the essential catalog home design characteristics that made it representative of the mass-produced housing solutions that provided quality Colonial Revival character while enabling foundational residential development in Flat Rock.

Materials: The building aluminum over wood siding construction and essential architectural elements that demonstrate the practical material approaches that characterized catalog home development during the mid-1920s. The materials preserve the Colonial Revival character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's expanding workforce while maintaining traditional architectural quality.

Workmanship: The construction demonstrates the standardized building techniques and quality control that characterized catalog home construction, reflecting the construction efficiency and architectural integrity that made catalog homes attractive to working families while enabling rapid residential development appropriate to foundational industrial expansion.

Feeling and Association: The property conveys the mid-1920s suburban-industrial character that characterized Flat Rock's foundational residential development, maintaining associative connections to the democratization of quality homeownership and the practical housing solutions that enabled rapid community growth while preserving its connection to the architectural integrity and traditional character that served the expanding workforce during the foundational Village Industries transformation.

SHPO Compliance and Recommendation

The property at 28563 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mid-1920s residential development that demonstrated the

immediate success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided innovative, accessible housing solutions with Colonial Revival architectural character for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's rapid transformation through industrial development and efficient housing solutions, including the important role of catalog homes in democratizing quality residential architecture for working families during the foundational Village Industries expansion.

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_094_04_0017_000 Lot# 17 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28605 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0016_000 Lot# 16 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095404		Long: -83.285483		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1923	
Architectural Style	Dutch Colonial Revival	
Building Form	1.5-Story rectilinear building	
Roof Form	Gambrel	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Mixed - some original wood with leaded glass, some vinyl replacement	
Window Type	Double-hung windows, some with decorative leaded glass	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1923-1975 (Late Period)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	28605 Sheeks Blvd N			
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	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.

This 1923 Dutch Colonial Revival residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents early 1920s residential development during the initial Ford Village Industries period and demonstrates the Dutch Colonial Revival style that was popular for middle-class housing in the 1920s. The property exhibits characteristics consistent with possible catalog home construction.

The house exhibits the defining characteristic of Dutch Colonial Revival architecture: a gambrel roof with its distinctive double-slope design on each side. The gambrel roof maximizes interior space in the upper story while creating the characteristic profile that distinguishes this style and makes it immediately recognizable. The broad, sweeping rooflines of the gambrel form create dramatic visual impact and provide the building's most significant architectural distinction. The roof is covered with asphalt shingles and features contrasting dark trim that emphasizes the roof lines. A small chimney rises from the roof slope.

The exterior walls are clad in vinyl siding painted in a light yellow/cream color that covers the original exterior materials. The siding is trimmed with contrasting dark (black or dark green) trim around windows and at corners, creating a crisp, well-maintained appearance. While the vinyl siding obscures original wall materials, the building's distinctive gambrel roof form—the defining feature of Dutch Colonial Revival architecture—remains completely intact and immediately identifies the architectural style.

A particularly significant feature is the retention of some original wood windows with decorative leaded glass. These original windows represent exceptional material preservation and provide authentic architectural detailing characteristic of quality 1920s residential construction. The leaded glass windows add visual interest and craftsmanship that elevate this property beyond houses where all original windows have been replaced. The presence of original leaded glass windows suggests this was quality construction, possibly a catalog home from a company like Sears, Aladdin, or Gordon-Van Tine that offered leaded glass as an upgrade option. Some windows have been replaced with vinyl units, but the retention of original leaded glass examples provides important material evidence of the building's 1923 construction quality.

The front elevation features a covered entry porch with simple columns and railings that provides shelter at the entrance. The porch demonstrates Dutch Colonial design principles emphasizing welcoming entries and outdoor living spaces. A side addition or wing extends from the main block, creating an L-shaped or irregular footprint that adds architectural complexity.

The windows are arranged in varied groupings including single units, paired windows, and groups of three or more, creating visual interest and providing natural light. The original leaded glass windows feature decorative patterns in the upper sash that add artistic character and demonstrate the craftsmanship available in 1920s residential construction. The mixed window treatment—some original wood with leaded glass, some vinyl replacement—creates a transitional condition where significant original materials coexist with modern updates.

The property benefits from mature landscaping including substantial street trees that provide canopy coverage and frame the house. Foundation plantings and well-maintained lawn demonstrate ongoing care and create an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

The building exhibits characteristics consistent with catalog home construction including standardized proportions, efficient planning, and the use of quality materials (evidenced by leaded glass windows) that were commonly offered as catalog home features. Companies like Sears, Roebuck and Company, Aladdin, and Gordon-Van Tine offered Dutch Colonial Revival models with gambrel roofs and leaded glass windows as popular options in their 1920s catalogs.

Character-defining features include the gambrel roof (the most significant architectural element), the 1.5-story Dutch Colonial form, the retention of some original wood windows with decorative leaded glass (exceptional material preservation), the covered front porch, the contrasting trim creating visual definition, and the overall Dutch Colonial Revival character that reflects early 1920s residential design and possible catalog home construction.

History of the Resource

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

In 1931, W. K. Collins owned Lot 16 and in 1939, Chris Vlachoe owned Lot 16 in the Gordon-Dale Sub.[1] In 1939, Thomas and Chresa Charkas and family were living at 28605 Sheeks.[2] In 1940, Burt and Maud Neese and family were living at 28605 Sheeks Blvd., and Burt Neese was employed as a car repairer for an oil refinery.[3] In 1950, John and Helene Barnes resided at 28605 Sheeks; and John Barnes worked as superintendent at a public school.[4] In 1962, Captain John W. Jones resided at 28605 Sheeks.[5] In 1970, Yves A. Brule resided at 28605 Sheeks.[6]

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 1923 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 early 1920s residential development during the initial Ford Village Industries period, demonstrates distinctive Dutch Colonial Revival architecture, and exhibits characteristics consistent with catalog home construction. The retention of some original wood windows with decorative leaded glass provides exceptional material evidence of 1920s construction quality.

Criterion A - Community Planning and Development: Built in 1923, this house represents residential development during the crucial early years of Ford's Village Industries program when the community was beginning its transformation from a small town to an industrial center. The 1923 construction date places the property among the earliest Village Industries period development, demonstrating the residential building activity that accompanied Ford's industrial investment in Flat Rock.

The possible catalog home origin connects this property to significant 1920s housing delivery systems that transformed American residential construction. Catalog homes represented modern, efficient housing procurement that made quality design accessible beyond custom architectural services. Companies like Sears, Roebuck and Company, Aladdin, and Gordon-Van Tine revolutionized housing by offering pre-designed plans and pre-cut materials delivered by railroad, enabling rapid construction of well-designed homes at reasonable costs. The Dutch Colonial Revival style was among the most popular catalog home designs offered in the 1920s, and the presence of leaded glass windows suggests this may have been a higher-quality catalog model with optional upgrades.

The Dutch Colonial Revival style represents quality middle-class housing that was popular and accessible to families with moderate means during the 1920s. The gambrel roof form provided maximum living space in the upper story while maintaining a compact footprint, making this an efficient and practical house type for growing families.

Criterion C - Architecture: The property represents a distinctive example of Dutch Colonial Revival architecture with the defining gambrel roof form providing exceptional architectural distinction. The gambrel roof is the single most important character-defining feature of Dutch Colonial Revival architecture and remains completely intact, immediately identifying the building's architectural style and 1920s construction period.

The retention of some original wood windows with decorative leaded glass represents exceptional material preservation that is extremely rare. Most houses from this period have had all original windows replaced, making the survival of original leaded glass windows architecturally significant. These windows demonstrate the quality construction and craftsmanship available in 1920s residential building and provide authentic material evidence of the property's original character. The leaded glass patterns add artistic distinction and represent skilled glazier work characteristic of quality housing.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for W.K. Collins; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Chris Vlachoe; held by Brownstown Township Historical Society.

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

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 110, family ,Burt & Maud Neese and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 242, for John & Helene Barnes ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The possible catalog home origin adds architectural significance by connecting this property to innovative housing delivery systems that democratized quality residential design. Catalog homes represent an important building type that combined professional design with efficient production, creating houses that were both well-designed and affordable.

Gambrel Roof Significance: The gambrel roof is the property's most significant architectural feature and the defining characteristic of Dutch Colonial Revival style. This distinctive roof form remains completely intact and provides the building's primary visual identity. The gambrel roof is highly visible from the public right-of-way and immediately communicates the building's architectural style and 1920s construction date.

Original Leaded Glass Windows: The retention of some original wood windows with decorative leaded glass represents exceptional material preservation. These windows provide authentic architectural detailing and demonstrate quality 1920s construction. The leaded glass patterns add visual interest and craftsmanship that distinguish this property. The survival of original windows is extremely rare and adds significant architectural value.

Possible Catalog Home: The building exhibits characteristics consistent with catalog home construction including standardized Dutch Colonial Revival form, efficient planning, and quality materials (leaded glass windows) commonly offered by catalog companies. Sears, Aladdin, and Gordon-Van Tine all offered popular Dutch Colonial models in their 1920s catalogs. Catalog home origin would enhance significance by connecting the property to important housing history.

Early Village Industries Period: The 1923 construction date places this property among the earliest Village Industries period development when Flat Rock was experiencing initial growth and establishing residential neighborhoods to support the industrial workforce.

Integrity Assessment

While this property has experienced alterations (vinyl siding, partial window replacement), it retains substantial integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Dutch Colonial Revival form with gambrel roof remains completely intact. The 1.5-story massing, covered front porch, and overall building composition continue to express the property's original 1923 design intent and Dutch Colonial Revival character. The gambrel roof form is the defining design element and is preserved.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by mature street trees. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☑ SUBSTANTIALLY RETAINED - The gambrel roof form (the most significant architectural material/element) remains completely intact. Critically, some original wood windows with decorative leaded glass survive, providing exceptional material preservation and authentic architectural detailing. While vinyl siding has replaced original wall materials and some windows have been replaced, the retention of original leaded glass windows represents significant material integrity that is extremely rare. The coexistence of original and replacement windows demonstrates a transitional condition where important historic fabric survives alongside modern updates.

Workmanship: ☑ RETAINED - The gambrel roof construction demonstrates quality 1920s craftsmanship. The surviving original leaded glass windows represent skilled glazier work and demonstrate the quality construction characteristic of better-grade housing or catalog homes with upgraded features. The decorative leaded glass patterns show artisan craftsmanship typical of 1920s residential construction.

Feeling: ☑ RETAINED - The property continues to evoke the sense of 1920s Dutch Colonial Revival middle-class housing. The distinctive gambrel roof profile is immediately recognizable and conveys the building's historical character and architectural style. The original leaded glass windows reinforce the 1920s construction date and period character.

Association: ☑ RETAINED - The property maintains its direct association with early 1920s residential development in Flat Rock during the initial Ford Village Industries period. Possible catalog home origin connects the property to innovative 1920s housing delivery systems. Continued single-family residential use preserves the property's historical function.

Overall Integrity Conclusion:

The property retains substantial integrity in all 7 aspects. The **gambrel roof form**—the single most important character-defining feature of Dutch Colonial Revival architecture—remains completely intact. The **retention of some original wood windows with decorative leaded glass** provides exceptional material preservation that is extremely rare and significantly enhances the property's integrity.

The National Register recognizes that properties may undergo alterations while retaining sufficient integrity to convey their significance. In this case, the complete retention of the gambrel roof combined with the exceptional preservation of original leaded glass windows substantially offsets the vinyl siding and partial window replacement. The gambrel roof alone

is sufficient to identify the building as Dutch Colonial Revival, and the original leaded glass windows provide authentic material evidence of 1920s construction quality that most comparable properties have lost.

The property's ability to convey its significance is strongly supported by:

- Complete retention of gambrel roof form
- Exceptional preservation of some original wood windows with decorative leaded glass
- Maintained 1.5-story Dutch Colonial massing
- Preserved covered front porch
- Characteristics consistent with possible catalog home construction
- Mature street trees reinforcing established neighborhood character
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function

The vinyl siding, while compromising some material integrity, does not prevent the property from conveying its significance. The gambrel roof and original leaded glass windows remain the dominant and most significant features, providing sufficient architectural distinction and material authenticity to support both district contribution and potential individual eligibility.

Therefore, the property retains substantial integrity to meet National Register standards for both district contribution and potential individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Gambrel Roof Form:** The distinctive gambrel roof—the defining feature of Dutch Colonial Revival architecture—remains completely intact and provides exceptional architectural distinction.
2. **Original Leaded Glass Windows:** The retention of some original wood windows with decorative leaded glass represents exceptional and extremely rare material preservation that provides authentic 1920s architectural detailing.
3. **Early Village Industries Period:** Built in 1923 during the initial Ford Village Industries period, representing early residential development accompanying Ford's industrial investment.
4. **Possible Catalog Home:** Exhibits characteristics consistent with catalog home construction, connecting the property to significant 1920s housing delivery systems.
5. **Dutch Colonial Revival Style:** Represents a popular 1920s architectural style that provided quality middle-class housing with efficient use of space.
6. **Dual Criteria Significance:** Meets both Criterion A for community development and Criterion C for architectural distinction, with sufficient integrity to support potential individual eligibility.

Factors Supporting Contributing and Potential Individual Status:

- Gambrel roof completely intact and highly visible
- Original leaded glass windows provide exceptional material preservation (extremely rare)
- Dutch Colonial Revival form maintains 1920s character
- Possible catalog home origin connects to housing history
- Construction during significant early Village Industries period
- Superior material preservation compared to most comparable properties
- Sufficient integrity in all seven aspects

Factors Affecting Individual Eligibility:

- Vinyl siding covers original exterior wall materials
- Some windows have been replaced (but some original leaded glass survives)
- Gambrel roof and original leaded glass windows substantially offset these alterations

Assessment: The distinctive gambrel roof combined with the exceptional retention of original wood windows with decorative leaded glass provides strong justification for potential individual National Register eligibility despite vinyl siding. The original leaded glass windows represent extremely rare material survival that significantly enhances the property's architectural value and authenticity. This property demonstrates superior preservation compared to most Dutch Colonial Revival houses from this period, where original windows are typically completely lost.

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_094_04_0016_000 Lot# 16 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28615 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0015_000 Lot# 15 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095256		Long: -83.285450		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1985
Architectural Style	Contemporary/Neo-Tudor
Building Form	2-Story rectilinear building
Roof Form	Cross-gabled with multiple roof lines
Roof Materials	Wood shingles
Exterior Wall Materials	Brick masonry with half-timber accents
Foundation Materials	Concrete
Window Materials	Vinyl/Aluminum
Window Type	Various configurations
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	N/A
Period(s) of Significance	N/A (Outside Period: 1920-1975)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	28615 Sheeks Blvd. N
Historic/Original Owner	Mark and Madonna Pryzblo
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Builder/Contractor	Unknown

Survey Date	August 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.

The residence at 28615 Sheeks Street presents as a two-story contemporary dwelling constructed circa 1985, representing residential development that occurred well after the established Period of Significance (1920-1975) for the Flat Rock Historical District. The building exhibits Neo-Tudor styling with complex massing, multiple roof lines, and decorative half-timber elements that reflect late twentieth-century interpretations of historical architectural styles rather than the authentic period development that characterizes the historic district. While the structure demonstrates quality construction and architectural design, it represents a fundamentally different phase of community development that occurred after Flat Rock's transformation from Ford's Village Industries location to an established suburban-industrial center had been completed.

The building features complex cross-gabled roof systems with multiple roof lines that create visual interest and varied interior spaces while demonstrating the architectural approaches that characterized late twentieth-century residential construction. The roofs are constructed with wood shingles that provide traditional appearance while reflecting contemporary preferences for rustic materials. The multiple roof configurations demonstrate the design complexity that characterized custom residential construction during the 1980s, when suburban communities were experiencing renewed development pressure and architectural diversity.

The exterior walls demonstrate a combination of brick masonry construction with decorative half-timber elements that creates visual contrast and historical reference while reflecting late twentieth-century design preferences for eclectic architectural styling. The brick construction provides structural durability and traditional appearance while the half-timber elements add decorative character that references Tudor Revival styling popular in earlier periods. This combination represents the architectural eclecticism that characterized suburban residential construction during the 1980s.

The window arrangement demonstrates contemporary approaches to fenestration with varied configurations that include both traditional and modern elements, reflecting the design flexibility that characterized late twentieth-century residential construction. The windows appear to include vinyl or aluminum frames that provide practical performance while maintaining varied architectural character appropriate to the eclectic styling of the 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.

Mark and Madonna Pryzblo built 28615 Sheeks around 1985 and lived there with their family for several years.[1]

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.

Non-Contributing Resource Assessment

The property at 28615 Sheeks Street is classified as a **NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District due to its construction date of circa 1985, which falls outside the established Period of Significance (1920-1975). While the building demonstrates quality construction and architectural design, it does not contribute to the district's ability to convey the historical significance of Flat Rock's transformation from a rural mill town to a suburban-industrial center through Henry Ford's Village Industries program and subsequent suburban development.

Rationale for Non-Contributing Status

The circa 1985 construction date places this dwelling well beyond the chronological boundaries that define the district's historical significance. The Period of Significance (1920-1975) encompasses the critical fifty-year span during which Flat Rock evolved from Ford's experimental Village Industries location to a mature suburban-industrial community. This property represents contemporary residential development that occurred after this transformative period had concluded and therefore does not contribute to understanding the historical processes and architectural evolution that define the district's significance.

The Neo-Tudor styling, while architecturally accomplished, represents late twentieth-century interpretations of historical architectural styles rather than authentic period development that directly relates to the district's historical narrative. The complex massing, decorative half-timber elements, and contemporary materials reflect design preferences and construction

[1] Personal knowledge of Rhonda Buehrer, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Buehrer is a member of the Flat Rock Historical Commission and her husband's family have been multi-generational residents of Flat Rock, August 2025.

methods that are fundamentally different from the residential architecture that characterized Flat Rock's historic development during the Village Industries period and subsequent suburban expansion.

Impact on District Character

While this non-contributing resource does not enhance the district's historical significance, its presence does not substantially compromise the district's ability to convey its historical and architectural character. The property occupies a single lot within the larger historic neighborhood and represents a small percentage of the overall building stock that contributes to the district's significance. The mature landscaping and residential scale maintain compatibility with the neighborhood context, even though the architectural styling and construction period place it outside the district's historical narrative.

SHPO Compliance and Recommendation

The property at 28615 Sheeks Street is recommended for classification as a **NON-CONTRIBUTING RESOURCE** within the Flat Rock Historical District due to its construction outside the Period of Significance. This classification acknowledges the building's presence within the district boundaries while recognizing that it does not contribute to the district's ability to convey the historical significance of Flat Rock's transformation during the Late Period of Significance (1920-1975). The non-contributing status is appropriate for SHPO compliance and National Register documentation.

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_094_04_0015_000 Lot# 15 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28625 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0014_000 Lot# 14 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095124		Long: -83.285447		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow/Arts and Crafts	
Building Form	1.5-story rectilinear building	
Roof Form	Side-gabled with front gabled dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Double-hung vinyl windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28625 Sheeks Blvd N						
Historic/Original Owner	Unknown						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						

Survey Date	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.

This 1925 Craftsman Bungalow is a 1.5-story residence situated on Sheeks Boulevard in Flat Rock. The building represents mid-1920s residential development during the early Ford Village Industries period and demonstrates the Craftsman Bungalow style that was enormously popular for middle-class American housing in the 1910s and 1920s.

The house exhibits characteristic features of Craftsman Bungalow design: a side-gabled roof with moderate eaves, prominent front gabled dormer, compact 1.5-story form, covered front porch, and horizontal emphasis. The building displays a side-gabled roof with a substantial front-facing gabled dormer that provides headroom and light to the upper half-story. The dormer features paired windows and demonstrates typical Craftsman detailing with simple gable treatment. A stove pipe or chimney rises from the roof, indicating heating infrastructure. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's Craftsman Bungalow form with side-gabled roof and prominent dormer remains intact and identifiable.

The front elevation features a covered entry porch with a gabled roof supported by simple posts with white railings. The porch provides shelter at the entrance and demonstrates the Craftsman emphasis on outdoor living spaces and welcoming entries. The porch roof creates a secondary gable that adds architectural interest to the facade composition.

The windows have been updated with vinyl replacement units but maintain double-hung configurations appropriate to Craftsman design. The windows appear to be arranged in typical Craftsman patterns with groups of openings providing natural light. The front gabled dormer features paired windows that create symmetrical composition within the dormer face.

The property features mature landscaping including a spectacular ornamental tree with deep burgundy/red foliage (likely a Japanese maple or similar cultivar) that provides dramatic visual interest and demonstrates long-term horticultural investment. This mature specimen tree adds significant aesthetic value and creates a focal point in the front yard. Additional foundation plantings, established trees, and well-maintained lawn surround the property, demonstrating ongoing care and creating an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the side-gabled roof with front gabled dormer (defining the Craftsman Bungalow form), the 1.5-story compact massing, the covered front porch with gabled roof, the horizontal emphasis typical of Craftsman design, and the overall Bungalow character that reflects mid-1920s residential architecture.

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, Gustav Kersten was a tool maker at the lamp plant.[1] In 1939, Gustav and Elsa Kersten and family were living at 28625 Sheeks.[2] In 1950, Elsa Kersten resided at 28625 Sheeks; and Elsa Kersten was retired.[3] In 1962, Elsa Kersten resided at 28625 Sheeks.[4] In 1970, Elsa Kersten resided at 28625 Sheeks.[5]

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.

[1] 1930 U.S. census. Population schedule. "Wayne, Michigan, United States records," imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : Aug 26, 2025), FHL/IGN #004951268, images 439 through 463; citing ED 82-880 for Village of Flat Rock, National Archives and Records Administration.

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

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 243, for Elsa Kersten ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 57 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant mid-1920s residential development during the early Ford Village Industries period and demonstrates the type of middle-class Craftsman Bungalow housing that characterized American residential construction during this era.

Criterion A - Community Planning and Development: Built in 1925, this house represents residential development during the crucial mid-1920s period when Ford's Village Industries program was gaining momentum and transforming Flat Rock. The 1925 construction date places the property within the early Village Industries period when the community was experiencing significant growth and establishing the residential neighborhoods that would support the industrial workforce.

The Craftsman Bungalow style represents the most popular middle-class housing type of the 1910s-1920s, reflecting American preferences for compact, efficient, well-designed homes that emphasized craftsmanship, natural materials, and indoor-outdoor living. The adoption of Craftsman Bungalow design in Flat Rock demonstrates the community's participation in national residential trends and the availability of quality middle-class housing for families associated with the Village Industries economy.

The 1.5-story form provided practical family accommodations with living spaces on the main floor and sleeping quarters in the upper half-story, representing efficient use of space characteristic of bungalow design. This configuration was popular for middle-class families seeking affordable yet well-designed housing.

The property's continued residential use and well-maintained condition with mature landscaping demonstrate the stability and longevity of Flat Rock's residential community. The spectacular ornamental tree and established plantings reflect long-term ownership and investment in the property's aesthetic character.

Craftsman Bungalow Form: The side-gabled roof with prominent front gabled dormer defines the Craftsman Bungalow character and remains intact despite material alterations. The compact 1.5-story massing and covered front porch are characteristic features that continue to convey the building's mid-1920s Craftsman design.

Mid-1920s Village Industries Period: The 1925 construction date places this property within the significant mid-1920s boom period when Ford's Village Industries program was actively developing and the community was experiencing residential expansion. The property demonstrates the quality middle-class housing that supported the growing population.

Bungalow Housing Type: The Craftsman Bungalow represents an important American housing type that emphasized affordability, quality design, and efficient living spaces. This housing type was widely popular and accessible to middle-class families during the 1920s.

Mature Landscaping: The spectacular ornamental tree and established plantings demonstrate long-term care and investment, reflecting the property's continued role in the residential community and the pride of ownership characteristic of stable neighborhoods.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under Criterion A (Community Planning and Development).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Craftsman Bungalow form with side-gabled roof and prominent front gabled dormer remains intact. The 1.5-story massing, covered front porch, and overall building composition continue to express the property's original 1925 design intent and Craftsman Bungalow character.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by spectacular mature ornamental tree and established landscaping. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. However, the side-gabled roof form and front gabled dormer retain their configuration. The detached garage demonstrates retained site features.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The underlying Craftsman Bungalow construction with side-gabled roof and front dormer demonstrates building practices characteristic of 1920s bungalow construction. The simple gabled porch and overall form reflect period craftsmanship and bungalow design principles.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of 1920s Craftsman Bungalow middle-class housing. The side-gabled roof with prominent dormer, covered front porch, compact massing, and mature landscaping convey the building's 1925 construction date and Craftsman Bungalow character.

Association: ☑ RETAINED - The property maintains its direct association with mid-1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding and window replacement. The building's Craftsman Bungalow form with side-gabled roof, prominent front gabled dormer, covered porch, and 1.5-story massing remain intact, allowing it to convey its significance as mid-1920s middle-class housing within the Ford Village Industries context.

The National Register recognizes that properties may undergo material updates over time while retaining sufficient integrity to convey historical significance. In this case, the property's intact Craftsman Bungalow form, preserved roof configuration with dormer, maintained porch structure, detached garage, spectacular mature landscaping, and continued residential use allow it to communicate its role in Flat Rock's residential development during the early Village Industries period.

The property's ability to convey its significance is supported by:

- Complete retention of Craftsman Bungalow form with side-gabled roof
- Intact prominent front gabled dormer
- Preserved covered front porch with gabled roof
- Maintained 1.5-story compact massing
- Detached garage demonstrating original site development
- Spectacular mature ornamental tree and established landscaping
- Continued residential use maintaining historical function

The vinyl siding and window replacement, while compromising material integrity, do not prevent the property from conveying its significance as mid-1920s Craftsman Bungalow housing. The building's form, roof configuration, porch, and setting remain sufficient to communicate its historical role and association with the early Ford Village Industries period.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for district contribution under Criterion A.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Mid-1920s Village Industries Period:** Built in 1925 during the early Ford Village Industries period, representing residential development accompanying Ford's industrial investment in Flat Rock.
2. **Craftsman Bungalow Housing Type:** Demonstrates the most popular middle-class housing style of the 1920s, representing quality affordable housing accessible to families associated with the Village Industries economy.
3. **Intact Building Form:** Despite material alterations, the Craftsman Bungalow form with side-gabled roof, front dormer, and covered porch remains intact and conveys mid-1920s character.
4. **1.5-Story Bungalow Configuration:** Represents efficient, practical family housing characteristic of bungalow design principles popular in the 1920s.
5. **Mature Landscaping:** Spectacular ornamental tree and established plantings demonstrate long-term care and stable neighborhood character.
6. **Community Stability:** Continued residential use and well-maintained condition demonstrate ongoing role in the residential community established during the Village Industries period.

Factors Supporting Contributing Status:

- Construction during significant mid-1920s Village Industries period
- Craftsman Bungalow form with side-gabled roof and dormer intact
- Covered front porch preserved
- 1.5-story compact massing maintained
- Detached garage demonstrating original site development
- Spectacular mature landscaping enhancing residential character
- Continued residential use maintaining historical function
- Sufficient integrity in form, design, setting, feeling, and association to convey significance

Factors Affecting Eligibility:

- Vinyl siding covers original exterior wall materials
- Windows have been replaced with vinyl units
- Material alterations preclude individual National Register eligibility
- Significance under Criterion A (community development) rather than Criterion C (architecture)

Assessment: Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact Craftsman Bungalow form, preserved roof configuration with dormer, maintained porch structure, spectacular mature landscaping, and continued residential use allow the property to convey its significance as mid-1920s middle-class housing that supported the Ford Village Industries community during the early program period. The property is not recommended for individual National Register eligibility due to compromised material integrity, but it makes a meaningful contribution to the district's representation of early Village Industries residential development patterns and popular 1920s Craftsman Bungalow housing types.

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_094_04_0014_000 Lot# 14 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28633 Sheeks Blvd. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0013_000 Lot# 13 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094999		Long: -83.285432		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1928
Architectural Style	Dutch Colonial Revival
Building Form	1.5-Story rectilinear building
Roof Form	Gambrel
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung vinyl
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1928-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28633 Sheeks Blvd. N					
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	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.

This 1928 Dutch Colonial Revival residence is a 1.5-story dwelling situated on Sheeks Boulevard in Flat Rock. The building represents late 1920s residential development during the early Ford Village Industries period and demonstrates the Dutch Colonial Revival style that remained popular for middle-class housing through the late 1920s.

The house exhibits the defining characteristic of Dutch Colonial Revival architecture: a gambrel roof with its distinctive double-slope design on each side. The gambrel roof maximizes interior space in the upper story while creating the characteristic profile that distinguishes this style and makes it immediately recognizable. The broad, sweeping rooflines of the gambrel form create dramatic visual impact and provide the building's most significant architectural distinction. The roof is covered with dark gray asphalt shingles that create strong contrast with the light-colored siding.

The exterior walls are clad in vinyl siding painted in a light neutral color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's distinctive gambrel roof form—the defining feature of Dutch Colonial Revival architecture—remains completely intact and immediately identifies the architectural style.

The front elevation features an enclosed porch that spans much of the front facade. The porch area contains large windows that provide natural light and maintain visual connection to the street while offering weather protection and screened living space. The porch demonstrates the Dutch Colonial emphasis on usable living spaces and indoor-outdoor connections, though the original configuration (whether open or enclosed from construction) would require further research.

A covered entry with steps and white railings provides access to the porch from the front yard. The entry features a purple/lavender door that adds a personalized touch and welcoming character. Decorative elements including seasonal wreaths and patriotic bunting demonstrate current residential use and care.

The windows have been updated with vinyl replacement units but maintain double-hung configurations appropriate to Dutch Colonial design. Window openings maintain their original proportions and placement, preserving the building's design composition. The windows are arranged in varied groupings providing natural light throughout the interior.

The property benefits from mature landscaping including ornamental trees with burgundy/red foliage (visible in neighboring yard) that frame the streetscape. Foundation plantings including shaped evergreen shrubs and well-maintained lawn demonstrate ongoing care and create an attractive residential setting.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the gambrel roof (the most significant architectural element), the 1.5-story Dutch Colonial form, the enclosed front porch providing weather-protected living space, and the overall Dutch Colonial Revival character that reflects late 1920s residential design

History of the Resource

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

In 1931, Mrs. Ryan owned Lot 13 and in 1939, Mrs. Whiting Ryan owned Lot 13 in the Gordon-Dale Sub.[1] In 1939, Edward and Mildred Miner and family were living at 28633 Sheeks.[2] In 1940, Edward and Mildred Miner and sons were living at 28633 Sheeks Blvd., and Edward Miner was employed as a salesman for gasoline station.[3] In 1950, Fred and Elizabeth

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 127; citing entry for Mrs. Harris; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 211, entries for Mrs. Whiting Ryan; held by Brownstown Township Historical Society.

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

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 107, family ,Edward & Mildred Miner and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

Broughton resided at 28633 Sheeks; and Fred Broughton worked as a salesman at general retail.[4] In 1962, R. F. Brillowsky resided at 28633 Sheeks.[5] In 1970, Robert F. Brillowsky resided at 28633 Sheeks.[6]

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 1928 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 late 1920s residential development during the early Ford Village Industries period and demonstrates distinctive Dutch Colonial Revival architecture with an exceptional gambrel roof form.

Criterion A - Community Planning and Development: Built in 1928, this house represents residential development during the late 1920s when Ford's Village Industries program was gaining momentum and transforming Flat Rock. The 1928 construction date places the property within the critical late 1920s period when the community was experiencing significant growth and establishing residential neighborhoods to support the expanding industrial workforce.

The Dutch Colonial Revival style represents quality middle-class housing that was popular and accessible to families with moderate means during the 1920s. The gambrel roof form provided maximum living space in the upper story while maintaining a compact footprint, making this an efficient and practical house type for growing families. This housing type demonstrates the range of architectural styles available in late 1920s Flat Rock and indicates this was built for families with means to invest in well-designed permanent housing.

The 1928 construction date places this property just before the 1929 stock market crash and subsequent Depression, representing the prosperity and confidence of the late 1920s boom period when residential construction was robust and families were investing in home ownership.

Criterion C - Architecture: The property represents a distinctive example of Dutch Colonial Revival architecture with the defining gambrel roof form providing exceptional architectural distinction. The gambrel roof is the single most important character-defining feature of Dutch Colonial Revival architecture and remains completely intact, immediately identifying the building's architectural style and late 1920s construction period.

The Dutch Colonial Revival style references early American (specifically Dutch) architectural traditions while providing modern conveniences and efficient living spaces appropriate for 1920s families. The style's popularity in the 1920s reflected American interest in historical architectural traditions combined with practical housing needs.

Gambrel Roof Significance: The gambrel roof is the property's most significant architectural feature and the defining characteristic of Dutch Colonial Revival style. This distinctive roof form with its double-slope design on each side remains completely intact and provides the building's primary visual identity. The gambrel roof is highly visible from the public right-of-way and immediately communicates the building's architectural style and 1928 construction date. The dark gray roofing creates strong visual contrast that emphasizes the distinctive roof form.

Late 1920s Boom Period: The 1928 construction date places this property within the late 1920s prosperity period just before the Depression. The substantial Dutch Colonial Revival design indicates this was quality middle-class housing built during a period of economic confidence and residential expansion.

Dutch Colonial Revival Popularity: The style represents one of the popular revival styles of the 1920s that combined historical references with modern efficiency, demonstrating American residential preferences during this period.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 244, for Fred & Elizabeth Broughton ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: ☑ RETAINED - The Dutch Colonial Revival form with gambrel roof remains completely intact. The 1.5-story massing, enclosed front porch, and overall building composition continue to express the property's original 1928 design intent and Dutch Colonial Revival character. The gambrel roof form is the defining design element and is preserved.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The detached garage in the rear yard preserves typical site development patterns. Mature landscaping reinforces the established neighborhood character.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. However, the gambrel roof form (the most significant architectural element) retains its configuration. The dark gray roofing emphasizes the distinctive roof shape.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The gambrel roof construction demonstrates quality late 1920s craftsmanship characteristic of Dutch Colonial Revival construction. The complex roof framing required for the gambrel form represents skilled building practices. The overall construction quality reflects late 1920s residential building standards.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of late 1920s Dutch Colonial Revival middle-class housing. The distinctive gambrel roof profile is immediately recognizable and conveys the building's historical character and architectural style. The enclosed porch and residential setting reinforce the late 1920s character.

Association: ☑ RETAINED - The property maintains its direct association with late 1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding and window replacement. Critically, the **gambrel roof form**—the single most important character-defining feature of Dutch Colonial Revival architecture—remains completely intact. This roof form is highly visible from the public right-of-way and immediately communicates the building's architectural style and 1928 construction quality.

The National Register recognizes that historic properties may undergo alterations over time while retaining sufficient integrity to convey their significance. In this case, the exceptional architectural distinction provided by the gambrel roof substantially offsets the loss of original siding and windows. The roof form alone is sufficient to identify the building as Dutch Colonial Revival and to convey its association with late 1920s residential development during the Ford Village Industries period.

The property's ability to convey its significance is strongly supported by:

- Complete retention of distinctive gambrel roof form
- Intact 1.5-story Dutch Colonial massing
- Preserved building footprint and overall composition
- Enclosed front porch maintaining living space configuration
- Detached garage demonstrating original site development
- Mature landscaping reinforcing established neighborhood character
- Continued residential use maintaining historical function

The vinyl siding and window replacement, while compromising material integrity, do not prevent the property from conveying its significance as late 1920s Dutch Colonial Revival architecture. The building's gambrel roof form and setting remain sufficient to communicate its architectural quality and historical role.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for both district contribution and potential individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Distinctive Gambrel Roof:** The gambrel roof—the defining feature of Dutch Colonial Revival architecture—remains completely intact and provides exceptional architectural distinction that is highly visible.
2. **Late 1920s Boom Period:** Built in 1928 during the late 1920s prosperity period just before the Depression, representing residential development during the Ford Village Industries expansion.
3. **Dutch Colonial Revival Style:** Represents a popular 1920s architectural style that referenced early American traditions while providing efficient modern housing.

4. **Strong Architectural Form:** Despite material alterations, the distinctive gambrel roof form provides sufficient architectural distinction to convey the building's significance and character.
5. **Quality Middle-Class Housing:** Demonstrates substantial housing that attracted families with moderate means during the late 1920s boom period.
6. **Dual Criteria Significance:** Meets both Criterion A for late 1920s community development and Criterion C for architectural distinction, with sufficient integrity to support potential individual eligibility.

Factors Supporting Contributing and Potential Individual Status:

- Gambrel roof completely intact and highly visible
- Dutch Colonial Revival form maintains late 1920s character
- Construction during significant late 1920s boom period
- Strong architectural form despite material alterations
- Represents quality middle-class housing
- Sufficient integrity in design, workmanship, setting, feeling, and association

Factors Affecting Individual Eligibility:

- Vinyl siding covers original exterior wall materials
- Windows have been replaced with vinyl units
- Gambrel roof substantially offsets material alterations

Assessment: The distinctive gambrel roof form characteristic of Dutch Colonial Revival architecture provides strong justification for potential individual National Register eligibility consideration despite material alterations. The gambrel roof remains the dominant visual feature and is sufficient to identify the architectural style and convey the property's late 1920s construction quality and historical associations.

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_094_04_0013_000 Lot# 13 Gordon-Dale Sub (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29044 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0047_000 Lot 47 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093792		Long: -83.285971		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1955	
Architectural Style	Ranch	
Building Form	One-story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick masonry	
Foundation Materials	Concrete	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Industry						
Period(s) of Significance	1955-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29044 Sheeks Blvd S						
Historic/Original Owner	Fred & Emily Sammons						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

Survey Date	28 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 residence at 29044 Sheeks Street presents as a one-story brick ranch dwelling that exemplifies the mature suburban residential architecture of the mid-1950s, representing the established phase of residential development that served Flat Rock's sustained industrial workforce during the peak suburban expansion that characterized the community's evolution into a sophisticated suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic hip roof configuration with quality brick masonry construction and integrated design elements that demonstrate the architectural sophistication and material quality that characterized residential development when Flat Rock had achieved recognition as a successful model of suburban-industrial planning that combined stable employment with quality residential neighborhoods. The structure demonstrates the substantial, middle-class residential architecture that attracted established working families to Flat Rock during the community's mature suburban development, reflecting the evolution from modest worker housing to quality family homes that accommodated the rising prosperity and sophisticated lifestyle expectations of the mid-1950s.

The building features a hip roof system that creates the characteristic low-profile silhouette while providing structural efficiency and visual sophistication that distinguished quality ranch architecture during the peak period of American suburban development in the mid-1950s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, horizontal lines and refined proportions valued in mature ranch design. The hip roof configuration demonstrates the architectural maturity that characterized suburban development when ranch design had evolved to sophisticated expressions that emphasized both structural efficiency and aesthetic refinement appropriate to established suburban communities.

The exterior walls demonstrate brick masonry construction that reflects the quality material standards and architectural permanence that characterized substantial residential development during the mid-1950s. The consistent brick construction provides authentic ranch-period appearance and structural durability while demonstrating the construction quality and material investment that characterized established suburban development in communities that had achieved economic stability and sophisticated residential markets. The brick masonry represents the architectural sophistication and material quality that distinguished quality family housing during the mature suburban expansion of the mid-1950s, reflecting the prosperity and lifestyle expectations of established industrial workforce families.

The window arrangement demonstrates the sophisticated approach to fenestration that characterized mature ranch design, with picture windows and traditional configurations arranged to maximize natural light and create visual connection between interior and exterior spaces through the emphasis on indoor-outdoor living that had become central to ranch architecture by the mid-1950s. The windows create bright, modern interior environments while reflecting the full development of ranch design principles that emphasized integration with landscape and sophisticated spatial relationships that characterized mature suburban living. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and sophisticated integration with the landscape, with the hip roof and quality brick construction creating architectural distinction while maintaining the ground-hugging profile that defined mature suburban design during the mid-1950s. The building demonstrates the refined proportioning and careful detailing that characterized quality ranch construction when suburban communities had achieved architectural maturity and residential sophistication appropriate to established families seeking permanent homeownership in quality suburban neighborhoods.

The building includes refined architectural details and quality construction elements that demonstrate the attention to design sophistication and construction quality that characterized mature ranch development during the peak suburban period of the mid-1950s. These design elements reflect the architectural refinement and material sophistication that distinguished premium residential development when suburban communities were establishing their architectural character and residential distinction through quality family housing that reflected rising prosperity and sophisticated lifestyle expectations.

The property includes a detached garage that provides automobile accommodation while maintaining the scale and character appropriate to quality ranch architecture from the mid-1950s, reflecting the automobile-oriented planning that had become fully integrated into suburban design by this period. The garage demonstrates the practical convenience and modern lifestyle expectations that characterized mature suburban development while maintaining architectural compatibility with the main residence.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature foundation plantings including substantial hedgerow elements, and sophisticated landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's mature suburban character throughout the mid-1950s.

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 H. Sheeks and his wife Martha C. conveyed Lot 47 to Fred Sammons and Emily E., his wife, as tenants by the entireties, by Warranty Deed on December 19, 1940, recorded December 27, 1946; Emily E. Sammons (also known as Emily Sammons), survivor of herself and her deceased husband Fred Sammons, conveyed Lots 46 and 47 to Harry F. Sammons, Mary E. Runyon, and Hetty L. Taylor, as tenants in common, by Quit Claim Deed on February 17, 1967, recorded February 24, 1967; The grantor reserved a Life Estate.[1]

Harry F. Sammons and Lou Ida, his wife, conveyed Lot 47 to Emily E. Sammons by Quit Claim Deed for $1.00 on April 1, 1972, recorded April 3, 1972; Mary E. Runyon and Hetty L. Taylor conveyed Lot 47 to Emily E. Sammons by Quit Claim Deed for $1.00 on March 22, 1972, recorded April 3, 1972; Emily E. Sammons conveyed Lot 47 to Carl Runyon and Mary E., his wife, by Warranty Deed for $3,500.00 on June 13, 1972, recorded July 10, 1972.[2]

Carl Runyon and Mary E., his wife, conveyed Lot 47 to John L. Miracle and Rose, his wife, by Warranty Deed for $5,000.00 on November 5, 1973, recorded August 1, 1974; John L. Miracle and Rose, his wife, conveyed Lot 47 to Richard K. Miracle, married man, and Kathleen, his wife, by Warranty Deed for $1.00 on September 29, 1977, recorded October 17, 1977.[3]

John L. Miracle and Rose, his wife, granted a permanent easement to the City of Flat Rock for sewer construction on February 5, 1975, recorded September 28, 1977, being a 10-foot strip of land lying south of and adjacent to the north line of Lot 47.[4]

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 29044 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center, and under Criterion C: Architecture for its significance as quality brick ranch architecture that embodies the sophisticated design approaches that characterized residential development during the peak suburban expansion of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1955 brick ranch dwelling represents the mature suburban development that demonstrated the continued success of Flat Rock's evolution from Ford's experimental Village Industries location to an established suburban-industrial center during the sustained post-war period, when continued employment at Ford facilities and the broader industrial prosperity of southeastern Michigan had created stable demand for quality family housing that reflected the community's achievement of long-term economic stability and sophisticated residential character. The property embodies the refined suburban development that served the established skilled workforce families who had chosen Flat Rock as a permanent residential location, showing how quality brick ranch architecture provided substantial housing solutions that reflected the community's success in maintaining its character as a model of suburban-industrial planning that combined industrial employment with sophisticated residential neighborhoods.

The significance of this property as mature suburban architecture demonstrates the role of quality residential design in consolidating Flat Rock's reputation as an established community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural quality and residential stability. The brick ranch design represents the architectural maturity that characterized suburban development when communities like Flat Rock had achieved recognition as successful examples of suburban-industrial planning that provided quality residential environments while maintaining stable industrial employment.

Architectural Significance Under Criterion C: Architecture

This brick ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of mature ranch architecture that represents the sophisticated development of suburban residential design during the mid-1950s, when ranch architecture had achieved full integration of design sophistication, quality materials, and refined proportioning. The hip roof configuration with quality brick masonry construction and sophisticated spatial organization illustrates the architectural maturity and design refinement that distinguished quality suburban development during the peak ranch period in American residential architecture.

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[1] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (https://kofilequicklinks.com/waynemi/ : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **44** > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. ***NOTE:*** *This lot history narrative covers Lots 1 through 78 inclusive of Henry H. Sheeks Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 44, Page 42, on 23 June 1922. 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 8A-29-1 through 8A-29-49.*

[2] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026.

[3] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026.

[4] Wayne County, Michigan, Historic Index Book Database, Henry H. Sheeks Subdivision, 1922 – 2026.

The building represents an excellent example of the architectural sophistication that characterized American suburban development during the mid-1950s, when ranch design had achieved mature expression through quality material use, refined proportioning, and sophisticated design integration that reflected the prosperity and lifestyle expectations of established suburban communities. The brick construction and architectural refinement demonstrate the quality and permanence that characterized residential architecture when suburban communities were establishing their long-term architectural character and residential distinction.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as mature ranch architecture that served Flat Rock's sophisticated suburban development during the peak expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's mature suburban expansion during the sustained post-war period. The suburban setting preserves the community planning patterns that characterized sophisticated suburban-industrial development while maintaining the residential context that supported quality brick ranch construction during the mid-1950s.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the hip roof configuration, brick masonry construction, sophisticated window arrangements, and refined architectural details that distinguished quality suburban housing during the mid-1950s. The building maintains the essential design characteristics that made it representative of the architectural sophistication that characterized Flat Rock's mature suburban development.

Materials: The building maintains its brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the mid-1950s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established and prosperous industrial workforce.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the mature ranch period, reflecting the construction refinement and design quality that made quality brick ranch housing attractive to established families while representing the community's achievement of suburban architectural sophistication.

Feeling and Association: The property conveys the mid-1950s mature suburban character that characterized Flat Rock's continued evolution as a sophisticated suburban-industrial community, maintaining associative connections to the quality housing solutions and refined design approaches that reflected the community's sustained success while preserving its connection to the sophisticated living standards that served the established industrial workforce.

The property at 29044 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mature suburban development that demonstrated the continued success of Flat Rock's evolution into an established suburban-industrial center and its significance as quality brick ranch architecture that embodies the sophisticated design approaches of the mid-1950s during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained architectural sophistication and residential quality during the peak suburban expansion 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_138_03_0047_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29056 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0046_000 Lot 46 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093656		Long: -83.285937		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1930	
Architectural Style	Colonial Revival/Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gabled with catslide extension	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete/Brick	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung vinyl windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture
Period(s) of Significance	1930-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Historic Name	Unknown		
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	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.

This 1930 Colonial Revival residence is a 1.5-story cottage situated on Sheeks Boulevard in Flat Rock. The building represents early 1930s residential development during the initial Ford Village Industries period and demonstrates the Colonial Revival/Cape Cod style that was popular for middle-class housing during the late 1920s and early 1930s.

The house exhibits features influenced by Colonial Revival and Cape Cod design traditions: a 1.5-story compact form, side-gabled roof, symmetrical or near-symmetrical facade composition, and simple detailing that references early American colonial architectural traditions. The building displays a distinctive side-gabled roof with a catslide extension where one roof slope extends down lower than the other, creating visual interest and providing additional headroom or space on one side of the upper story. This catslide roof variation is a character-defining feature that adds architectural distinction. The roof is covered with dark gray asphalt shingles that create contrast with the light-colored siding.

The exterior walls are clad in vinyl siding painted in a light yellow/cream color that covers the original exterior materials. While the vinyl siding obscures original wall materials, the building's Colonial Revival cottage form with distinctive catslide roof remains intact and identifiable.

A particularly notable feature is the raised foundation with brick facing and prominent brick steps with white railings leading to the front entrance. This elevated first floor creates a distinctive base and demonstrates quality construction with durable materials. The brick foundation facing and steps represent substantial site development and provide architectural character that enhances the modest cottage form.

The front elevation features a covered entry porch area with multiple grouped windows that create a bright, welcoming facade. The large window grouping on the front suggests either original design emphasizing natural light or later modification to open up the facade. The white railings on the entry steps provide clean detailing that complements the Colonial Revival aesthetic.

The windows have been replaced with vinyl double-hung units but the window openings and groupings maintain compositional patterns. The large multi-window grouping on the front facade provides substantial natural light and creates a focal point.

The property benefits from well-maintained landscaping including shaped foundation shrubs, decorative planters with flowers, and a well-kept lawn. A concrete driveway provides vehicle access. The overall presentation demonstrates pride of ownership and ongoing investment in property maintenance.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the side-gabled roof with catslide extension (the most distinctive architectural element), the 1.5-story Colonial Revival/Cape Cod cottage form, the raised foundation with brick facing, the prominent brick entry steps with white railings, the large grouped window configuration on the front facade, and the overall early 1930s Colonial Revival 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 1931, Fred Sammons owned Lot 46 in the Henry H. Sheeks Sub.[1] In 1939, Fred and Emma Sammons and family were living at 29056 Sheeks.[2] In 1940, Fred and Emily Sammons and family were living at 29056 Sheeks Blvd. Fred Sammons was employed as an inspector for auto factory.[3] In 1950, Fred and Emily Sammons resided at 29056 Sheeks. Fred Sammons worked as buffer at auto parts manufacturing.[4] In 1950, William and Mary Kruse resided at 29056 Sheeks. William and Mary

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Fred Sammons; held by Brownstown Township Historical Society.

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

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 5B, dwelling 95, family ,Fred & Emily Sammons and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSH?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 14 of 1034; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 295, for Fred & Emily Sammons ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

worked as yard clerk at the rail road.[5] In 1950, Carl and Hetty Taylor resided at 29056 Sheek. Carl Taylor worked as a checker at auto parts manufacturing.[6] In 1963, Geraldine Owens, William C. Joy and Fred Sammons lived at 29056 Sheeks.[7] In 1970, Fred Sammons and William C. Joy lived at 29056 Sheeks.[8]

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 1930 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 early 1930s residential development during the initial Ford Village Industries period and demonstrates distinctive Colonial Revival/Cape Cod architecture with an exceptional catslide roof form.

Criterion A - Community Planning and Development: Built in 1930, this house represents residential development during the crucial early 1930s period when Ford's Village Industries program was establishing itself and beginning to transform Flat Rock despite the onset of the Depression. The 1930 construction date places the property at a significant historical moment—just after the 1929 stock market crash when communities were entering the Depression but before the full economic impact had been felt.

The Colonial Revival/Cape Cod style represents quality middle-class housing that was popular and accessible to families with stable means during the late 1920s and early 1930s. The substantial construction with brick foundation facing and prominent entry steps indicates this was built for a family with resources and confidence in the community's future, demonstrating the Ford Village Industries program's early success in attracting stable residents.

The 1930 construction demonstrates that residential development continued in Flat Rock even as the nation entered the Depression, reflecting the economic stability provided by Ford's industrial program. The quality construction and architectural distinction suggest this was built for middle-class families, likely skilled workers, supervisory personnel, or professionals associated with the Village Industries economy.

Criterion C - Architecture: The property represents a distinctive example of Colonial Revival/Cape Cod architecture with the exceptional feature of a catslide roof. The catslide roof variation, where one slope extends down lower than the other, provides exceptional architectural distinction and is relatively uncommon. This roof form adds visual interest and practical benefits (additional headroom or space) while maintaining the Colonial Revival aesthetic.

The raised foundation with brick facing and prominent brick entry steps demonstrate quality construction and site development that enhance the architectural character. The brick foundation and steps provide permanence, durability, and visual distinction that elevate this property beyond typical frame cottage construction.

The combination of Colonial Revival/Cape Cod cottage form with catslide roof and quality brick foundation work creates a distinctive residential design that demonstrates architectural sophistication appropriate for middle-class housing in the early 1930s.

Catslide Roof Significance: The catslide roof is the property's most significant architectural feature and provides exceptional distinction. This roof variation creates an asymmetrical profile that adds visual interest while providing practical benefits. The catslide extension is highly visible and immediately distinguishes this property from standard side-gabled Colonial Revival cottages.

Brick Foundation and Entry Steps: The raised foundation with brick facing and substantial brick entry steps demonstrate quality construction and represent significant architectural investment. The brick work provides permanence and visual character that distinguishes this property.

Early Depression-Era Construction: The 1930 construction date places this property at the beginning of the Depression, representing continued community development and economic confidence during a pivotal transitional period. The quality

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 297, for William & Mary Kruse ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 296, for Carl & Hetty Taylor ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 53 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

construction demonstrates that families with stable employment through the Village Industries program continued to invest in permanent housing.

Colonial Revival/Cape Cod Popularity: The style represents popular early 1930s residential architecture that referenced American colonial traditions while providing efficient, practical family housing. This style's popularity reflected American interest in historical architectural traditions during a period of economic uncertainty.

Integrity Assessment

While this property has experienced material alterations, it retains sufficient integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The Colonial Revival/Cape Cod form with distinctive catslide roof remains completely intact. The 1.5-story massing, raised foundation with brick facing, prominent brick entry steps, and overall building composition continue to express the property's original 1930 design intent and Colonial Revival character. The catslide roof form is the defining design element and is preserved.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The detached garage in the rear yard preserves typical site development patterns. Well-maintained landscaping reinforces established residential character.

Materials: ☐ COMPROMISED - Vinyl siding has replaced original exterior wall materials, and windows have been replaced with vinyl units. However, the catslide roof form and the brick foundation facing with substantial brick entry steps remain intact. These brick elements represent significant material preservation of quality construction details.

Workmanship: ☑ SUBSTANTIALLY RETAINED - The catslide roof construction demonstrates quality 1930 craftsmanship characteristic of Colonial Revival construction. The brick foundation facing and entry steps represent skilled masonry work and remain as evidence of quality construction. The raised foundation and substantial steps demonstrate careful site development and skilled building practices.

Feeling: ☑ RETAINED - Despite material changes, the property continues to evoke the sense of early 1930s Colonial Revival/Cape Cod middle-class housing. The distinctive catslide roof profile is immediately recognizable and conveys the building's historical character and architectural style. The brick foundation and steps reinforce the early 1930s construction quality.

Association: ☑ RETAINED - The property maintains its direct association with early 1930s residential development in Flat Rock during the initial Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding and window replacement. Critically, the **catslide roof form**—the most distinctive architectural feature—remains completely intact. The **brick foundation facing and prominent entry steps** also remain intact, providing important material evidence of quality construction. These elements are highly visible from the public right-of-way and immediately communicate the building's architectural character and 1930 construction quality.

The National Register recognizes that properties may undergo alterations while retaining sufficient integrity to convey their significance. In this case, the exceptional architectural distinction provided by the catslide roof combined with the retained brick foundation work substantially offsets the loss of original siding and windows. The catslide roof form and brick elements are sufficient to identify the building's architectural quality and convey its association with early 1930s residential development during the initial Ford Village Industries period.

The property's ability to convey its significance is strongly supported by:

- Complete retention of distinctive catslide roof form
- Intact brick foundation facing and prominent entry steps (exceptional material preservation)
- Preserved 1.5-story Colonial Revival/Cape Cod massing
- Maintained raised foundation creating distinctive base
- Detached garage demonstrating original site development
- Well-maintained condition demonstrating ongoing care
- Continued residential use maintaining historical function

The vinyl siding and window replacement, while compromising material integrity, do not prevent the property from conveying its significance as early 1930s Colonial Revival/Cape Cod architecture. The building's distinctive catslide roof, brick foundation work, and setting remain sufficient to communicate its architectural quality and historical role.

Therefore, despite material alterations, the property retains sufficient integrity to meet National Register standards for both district contribution and potential individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for Individual Eligibility.

Reasons Supporting Contributing and Potential Individual Eligibility:

1. **Distinctive Catslide Roof:** The catslide roof variation provides exceptional architectural distinction that is relatively uncommon and creates a unique profile distinguishing this property.
2. **Brick Foundation and Entry Steps:** The retained brick foundation facing and substantial entry steps provide exceptional material preservation and demonstrate quality construction.
3. **Early Depression-Era Construction:** Built in 1930 at the onset of the Depression, representing continued residential development during the initial Ford Village Industries period despite economic challenges.
4. **Colonial Revival/Cape Cod Architecture:** Represents quality early 1930s residential architecture with distinctive features that elevate it beyond typical examples.
5. **Dual Criteria Significance:** Meets both Criterion A for early 1930s community development and Criterion C for architectural distinction, with sufficient integrity to support potential individual eligibility.

Factors Supporting Contributing and Potential Individual Status:

- Distinctive catslide roof completely intact (exceptional architectural feature)
- Brick foundation facing and entry steps preserved (quality material survival)
- Colonial Revival/Cape Cod form maintains early 1930s character
- Construction during significant early Depression period
- Quality construction distinguishes property from modest cottages
- Sufficient integrity in design, workmanship, setting, feeling, and association

Factors Affecting Individual Eligibility:

- Vinyl siding covers original wall materials
- Windows replaced with vinyl units
- Catslide roof and brick elements substantially offset material alterations

Assessment: The distinctive catslide roof combined with the retained brick foundation facing and entry steps provides justification for potential individual National Register eligibility consideration despite vinyl siding and window replacement. The catslide roof is an uncommon architectural feature that provides exceptional distinction, and the brick elements demonstrate quality construction that most comparable properties have lost.

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_138_03_0046_000 Lot 46 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29066 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0045_000 Lot 45 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093517		Long: -83.286025		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1951
Architectural Style	Minimal Traditional/Early Ranch
Building Form	One-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding, painted white
Foundation Materials	Concrete
Window Materials	Vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History; Industry						
Period(s) of Significance	1951-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): vinyl windows			
Historic Name	Unknown						
Current/Common Name	29066 Sheeks Blvd S						
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	August 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.

The residence at 29066 Sheeks Street presents as a one-story dwelling that exemplifies the early ranch residential architecture of the early 1950s, representing the post-war phase of residential development that served Flat Rock's established industrial workforce during the community's evolution into a mature suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic horizontal massing with side-gabled roof configuration and simplified detailing that demonstrates the architectural transition from traditional forms to emerging ranch design principles that characterized residential development when Flat Rock was consolidating its character as a successful model of suburban-industrial planning during the sustained post-war prosperity period. The structure demonstrates the practical, middle-class residential architecture that attracted working families to Flat Rock during the community's post-war suburban expansion, reflecting the evolution from modest worker housing to quality family homes that accommodated the rising living standards and changing lifestyle expectations of the early 1950s.

This building exhibits characteristics that are less consistent with catalog kit home construction than other examples in the neighborhood, appearing instead to represent locally-built construction that adapted popular ranch design principles to practical post-war housing needs. The straightforward design approach, simplified construction details, and practical spatial organization suggest conventional residential construction methods rather than the standardized approaches typical of catalog home companies. While the building incorporates elements of emerging ranch design that were popularized through catalog home marketing, the overall architectural treatment appears to reflect local building practices adapted to post-war housing demand rather than mass-produced housing solutions.

The building features a side-gabled roof system that creates the characteristic horizontal profile while providing structural efficiency that distinguished early ranch architecture during the post-war period. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean lines valued in emerging ranch design. The side-gabled configuration demonstrates the architectural simplicity that characterized efficient residential construction when builders were adapting to post-war materials availability and changing lifestyle preferences that emphasized single-story convenience and streamlined maintenance.

The exterior walls demonstrate horizontal aluminum siding construction painted in white that reflects the practical material standards and simplified aesthetic preferences that characterized post-war residential construction during the early 1950s. The consistent white siding provides clean, modern residential appearance while demonstrating the construction efficiency that characterized suburban expansion when communities had achieved stable economic conditions and standardized building practices. The siding represents the simplified design approaches that distinguished practical residential construction during the post-war period when builders were emphasizing economy and efficiency while maintaining residential quality.

The window arrangement demonstrates the systematic approach to fenestration that characterized early ranch design, with double-hung windows arranged in regular patterns that maximize natural light while maintaining the horizontal emphasis and balanced composition valued in emerging suburban architecture. The windows include traditional double-hung configurations that create functional interior environments while reflecting the practical design principles that guided efficient residential construction during the early post-war period. The combination of original and replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The front entrance is positioned to maintain the horizontal emphasis characteristic of ranch design while providing practical access that reflects the streamlined lifestyle preferences valued in post-war suburban development. The entrance demonstrates the simplified design approaches that characterized efficient residential construction, providing functional access while maintaining architectural character through clean lines and practical detailing appropriate to working-class homeownership during the early 1950s.

The building exhibits the characteristic ranch emphasis on horizontal lines and practical spatial organization, with the single-story configuration providing convenient family living while maintaining the modest scale appropriate to working-class suburban development. The covered front porch area provides practical weather protection while maintaining the simplified architectural character that distinguished early ranch residential design during the post-war period.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and simple landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's sustained suburban expansion throughout the post-war period. The suburban site planning demonstrates the practical residential environment that characterized early ranch development when communities like Flat Rock were establishing recognition for efficient suburban neighborhoods and successful suburban-industrial planning.

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 1962, Bert Neese was living at 29066 Sheeks.[1] In 1970, Bert Neese was living at 29066 Sheeks.[2] In 1974, Bert and Maude Neese resided at 29066 Sheeks.[3]

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 29066 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early post-war suburban development that demonstrated Flat Rock's continued evolution as a successful suburban-industrial center and its significance as early ranch residential architecture that reflects the community's adaptation to post-war lifestyle preferences and suburban planning principles during the transformative post-war phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1951 early ranch dwelling represents the post-war suburban development that demonstrated Flat Rock's continued evolution as a successful suburban-industrial center during the sustained prosperity period when employment at Ford facilities and expanding manufacturing operations created stable demand for practical family housing that reflected the rising living standards and changing lifestyle expectations of the early 1950s. The property embodies the efficient suburban development that served the established workforce families who had chosen Flat Rock as a permanent residential location, showing how early ranch architecture provided essential housing solutions that accommodated post-war family formation and lifestyle preferences while maintaining the community's character as a model of suburban-industrial planning that combined industrial employment with quality residential neighborhoods.

The significance of this property as early post-war suburban architecture demonstrates the role of practical residential design in enabling Flat Rock's continued success as an established community that could attract and retain workforce families seeking modern homeownership in neighborhoods that combined suburban convenience with efficient living arrangements. The early ranch design represents the architectural adaptation that characterized suburban development when communities were successfully transitioning from wartime constraints to peacetime prosperity and changing domestic expectations.

The dwelling reflects the stable housing market created by Flat Rock's continued industrial success, which maintained employment opportunities that attracted workers seeking practical residential accommodations that combined modern convenience with community character within the established suburban-industrial setting. The early ranch design provided the efficient, family-oriented living arrangements that appealed to post-war families while offering the contemporary conveniences and streamlined maintenance that reflected their expectations for comfortable homeownership during the early 1950s suburban expansion.

Catalog Home Assessment

This property does not exhibit the characteristics typically associated with catalog kit home construction. The straightforward design approach, simplified construction details, and practical architectural treatment suggest conventional local construction methods rather than the standardized design systems and quality control measures that distinguished catalog home companies. While the building incorporates elements of ranch design that became popular through various sources including catalog home marketing, the overall architectural character appears to reflect local building practices adapted to post-war housing demand rather than mass-produced housing solutions. The building represents locally-built residential construction that responded to changing architectural preferences and lifestyle needs during the early ranch period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as early ranch residential architecture that served Flat Rock's post-war suburban development during the transitional phase of the Late Period of Significance.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that continued to develop throughout the post-war period as part of Flat Rock's sustained suburban expansion. The suburban setting preserves the community planning patterns that characterized continued suburban-industrial development while maintaining the residential context that supported early ranch construction during the early 1950s.

Design: The property exhibits good design integrity in its early ranch characteristics, including the one-story horizontal massing, side-gabled roof configuration, simplified detailing, and practical architectural elements that distinguished efficient suburban housing during the early 1950s. The building maintains the essential design characteristics that made it representative of the architectural transition that characterized Flat Rock's continued adaptation to post-war suburban development.

Materials: The building maintains its white aluminum siding construction and essential architectural elements that demonstrate the practical material approaches that characterized post-war suburban development during the early 1950s. The materials preserve the early ranch character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's established workforce during the post-war transition period.

Workmanship: The construction demonstrates the building techniques and practical design approaches that characterized efficient suburban development during the early ranch period, reflecting the construction quality and architectural simplicity that made early ranch housing attractive to working families while enabling continued suburban development appropriate to post-war lifestyle changes.

Feeling and Association: The property conveys the early 1950s post-war suburban character that characterized Flat Rock's continued evolution as a successful suburban-industrial community, maintaining associative connections to the practical housing solutions and architectural adaptations that enabled the community's successful adaptation to post-war suburban development while preserving its connection to the efficient living standards that served the established industrial workforce.

SHPO Compliance and Recommendation

The property at 29066 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early post-war suburban development that demonstrated Flat Rock's continued evolution as a successful suburban-industrial center and its significance as early ranch residential architecture that reflects the community's adaptation to post-war lifestyle preferences during the transitional phase of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's successful adaptation to post-war suburban development patterns while maintaining its essential character as a model of suburban-industrial planning that provided practical housing solutions for working families during the early ranch 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_138_03_0045_000 Lot 45 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29082 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0044_000 Lot 44 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093390		Long: -83.285959		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1925	
Architectural Style	Craftsman Bungalow/Arts and Crafts	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gabled with shed dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum siding, painted white with red addition	
Foundation Materials	Concrete; brick porch piers	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History; Architecture
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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Current/Common Name	29082 Sheeks Blvd S
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	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 residence at 29082 Sheeks Street presents as a one-and-one-half story Craftsman bungalow that exemplifies the modest yet well-designed residential architecture of the mid-1920s, representing the foundational phase of residential development that served Flat Rock's expanding industrial workforce during the early years of the Late Period of Significance following Henry Ford's Village Industries establishment. The building exhibits the characteristic compact massing with side-gabled roof configuration and prominent front porch that demonstrates the community-oriented design principles and architectural quality that characterized residential development when Flat Rock was rapidly transforming from a rural mill town into a suburban-industrial center. The structure demonstrates the practical, family-oriented residential architecture that attracted working families to Flat Rock during the community's initial expansion following the success of the Headlamp Plant, reflecting the housing solutions that served skilled workers and their families who valued both economic accessibility and architectural character within the developing suburban-industrial community.

This building exhibits several characteristics that suggest it may be a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were popular during the mid-1920s, though the evidence is less definitive than other examples due to modifications over time. The basic Craftsman proportions, efficient floor plan organization suggested by the facade composition, and fundamental Arts and Crafts styling reflect design principles consistent with catalog home construction. However, the prominent front porch with brick piers and the subsequent rear addition have modified the original appearance, making catalog home identification more challenging while preserving the essential Craftsman character that distinguished quality residential architecture during the Village Industries expansion.

The building features a side-gabled roof system with a shed dormer that provides additional interior space while maintaining the characteristic bungalow silhouette that defined residential architecture during the mid-1920s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the simplified appearance valued in Arts and Crafts architecture. The dormer demonstrates the efficient design approaches that characterized practical Craftsman architecture, providing functional upper-level space while maintaining construction economy appropriate to Village Industries employment and the housing needs of working families.

The exterior walls demonstrate horizontal aluminum siding over wood siding construction that reflects the quality material standards and practical design preferences that characterized middle-class residential construction during the mid-1920s. The original portion is clad in white-painted siding that provides the authentic Arts and Crafts appearance valued in Craftsman design philosophy, while a later rear addition is distinguished by red siding that indicates the building's evolution to meet changing family needs while maintaining overall architectural compatibility. The siding provides textural continuity appropriate to Craftsman residential design while demonstrating the natural evolution of residential properties throughout the period of community development.

The foundation and front porch demonstrate quality construction approaches that distinguish this dwelling within the neighborhood, with brick piers supporting the prominent covered front porch that creates a distinctive community-oriented character. The brick piers provide structural support while adding visual interest and architectural sophistication that enhances the building's Craftsman character. The covered front porch with its substantial roof overhang and brick supports creates a welcoming community presence while providing practical outdoor living space that reflects the social values emphasized in both Craftsman design and Ford's Village Industries community planning.

The window arrangement demonstrates the systematic approach to fenestration that characterized practical Craftsman design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and balanced composition valued in bungalow architecture. The windows appear to include double-hung configurations with traditional proportions that create functional interior environments while reflecting the practical design principles that guided quality residential construction during the early Village Industries period. The combination of original and replacement windows preserves the building's essential character while reflecting adaptation to changing residential needs.

The front porch represents a significant architectural feature that enhances the building's community character and Craftsman identity, with its prominent roof overhang supported by brick piers creating both functional outdoor living space and architectural distinction. The porch demonstrates the emphasis on community interaction and outdoor living that characterized both Craftsman residential design and Ford's Village Industries community planning, providing a transition between private family space and public community interaction.

The property includes a detached garage that supports suburban residential use while maintaining the scale and character appropriate to Craftsman architecture from the mid-1920s, reflecting the automotive-age planning that characterized residential development during the Village Industries period. The rear addition demonstrates the building's adaptation to changing family needs while maintaining compatibility with the original Craftsman design, showing the flexibility and continued utility of quality residential architecture throughout the period of community development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and maintained foundation landscaping that integrate the building with its residential setting while reflecting the development of the Sheeks

Street neighborhood as part of the initial Village Industries residential expansion during the mid-1920s. The landscape design demonstrates the community character that characterized successful residential neighborhoods during the foundational period of Flat Rock's 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 1931, Henry Sheeks owned Lot 44 and in 1939, Fred Sammons owned Lot 44 in the Henry H. Sheeks Sub.[1] In 1950, Arnold and Ruth Schumacher resided at 29082 Sheeks. Arnold Schumacker worked as a brakeman at the rail road.[2] In 1953, A.J. Schumacher resided at 29082 Sheeks.[3] In 1962, Walter F. Remer resided at 29082 Sheeks[4]In 1970, Walter F. Remer resided at 29082 Sheeks.[5]

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 29082 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mid-1920s residential development that demonstrated the immediate success of Henry Ford's Village Industries model, and under Criterion C: Architecture for its significance as Craftsman residential architecture that provided quality housing solutions with Arts and Crafts character and community-oriented design for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1925 Craftsman bungalow represents the foundational residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting working families to Flat Rock during the critical early years following the December 1922 establishment of the Headlamp Plant, when the community was rapidly transforming from a rural mill town into a suburban-industrial center through systematic residential development that provided essential housing solutions for the expanding workforce. The property embodies the quality residential construction that served the skilled and semi-skilled workforce that had been attracted by the employment opportunities created through the Headlamp Plant and Village Industries program, showing how Craftsman residential architecture provided crucial housing solutions that enabled rapid community growth while offering accessible homeownership opportunities for working families seeking to establish themselves in the emerging industrial community.

The significance of this property as early Village Industries residential architecture demonstrates the role of quality housing development in enabling rapid suburban development that supported industrial growth during the early 1920s while maintaining architectural integrity and community-oriented design principles. The Craftsman design with its prominent front porch represents the community-building values that were central to both Arts and Crafts residential philosophy and Ford's Village Industries planning, creating neighborhoods that fostered social interaction and community identity among industrial workforce families.

Architectural Significance Under Criterion C: Architecture

This Craftsman bungalow demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of Arts and Crafts residential architecture that represents the application of community-oriented design principles to working-class housing during the 1920s. The side-gabled configuration with prominent front porch supported by brick piers, aluminum siding over wood siding construction, and practical spatial organization illustrate the architectural approaches

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Henry Sheeks; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Fred Sammons; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 298, for Arnold & Ruth Schumacher ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[3] 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) for "Schumacher"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

that made Craftsman design popular among working families seeking both economic accessibility and architectural character that reflected their values and lifestyle aspirations.

The building represents an excellent example of the community-oriented residential architecture that characterized Craftsman development during the mid-1920s, when Arts and Crafts design principles were being successfully adapted to the housing needs of industrial workforce families. The prominent front porch and quality construction details demonstrate the architectural standards and community character that made Craftsman residential design attractive to working families while supporting the development of cohesive residential neighborhoods.

Catalog Home Assessment

While this property exhibits some characteristics consistent with catalog kit home construction, including basic Craftsman proportions and Arts and Crafts styling, definitive identification as a catalog home is challenging due to modifications over time, particularly the prominent front porch with brick piers and the rear addition. The fundamental design elements suggest possible catalog home origins, but the distinctive porch treatment and construction details may indicate custom local construction or significant modification of a catalog home design. The building represents quality Craftsman residential architecture regardless of its construction origins, demonstrating the architectural standards that characterized successful residential development during the Village Industries expansion period.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as Craftsman residential architecture that served Flat Rock's foundational residential development during the early years of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed specifically to accommodate the residential expansion that followed Henry Ford's industrial establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported Craftsman residential construction during the early 1920s.

Design: The property exhibits good design integrity in its Craftsman characteristics, including the one-and-one-half story massing, side-gabled roof configuration with dormer, prominent front porch, and Arts and Crafts architectural details that distinguished quality residential construction during the mid-1920s. While additions have modified the original design, the essential Craftsman character and community-oriented features remain clearly evident and preserve the building's architectural significance.

Materials: The building has aluminum siding over wood siding construction and essential architectural elements that demonstrate the quality material approaches that characterized Craftsman residential development during the mid-1920s. The materials preserve the Arts and Crafts character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's expanding workforce while maintaining community-oriented design quality.

Workmanship: The construction demonstrates the building techniques and architectural quality that characterized Craftsman residential development, reflecting the construction approaches and craftsmanship that made Arts and Crafts housing attractive to working families while enabling residential development appropriate to Village Industries community planning.

Feeling and Association: The property conveys the mid-1920s suburban-industrial character that characterized Flat Rock's foundational residential development, maintaining associative connections to the community-oriented housing solutions and architectural quality that enabled rapid community growth while preserving its connection to the Arts and Crafts character and community values that served the expanding workforce during the initial Village Industries transformation.

SHPO Compliance and Recommendation

The property at 29082 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the mid-1920s residential development that demonstrated the immediate success of Henry Ford's Village Industries model and its significance as Craftsman residential architecture that provided quality housing solutions with community-oriented design for Flat Rock's expanding industrial workforce during the foundational years of the Early Period of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's rapid transformation through industrial development and the quality residential architecture that enabled successful community development during the initial Village Industries expansion.

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_138_03_0044_000 Lot 44 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29116 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0043 000 Lot 43 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093245	Long: -83.285914			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow/Arts and Crafts
Building Form	1.5-Story rectilinear building
Roof Form	Front-gable with shed dormer
Roof Materials	Metal standing seam
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block with painted finish
Window Materials	Double-hung wood windows with aluminum storm/screen combinations
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	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.

This 1924 vernacular cottage with Craftsman influences is a 1.5-story residence situated on Sheeks Boulevard in Flat Rock. The building represents mid-1920s residential development during the early Ford Village Industries period and demonstrates the modest vernacular cottage architecture with Craftsman-influenced details that characterized working and middle-class housing in the 1920s.

The house exhibits features influenced by vernacular building traditions with Craftsman touches: a compact 1.5-story form, cross-gabled roof creating architectural complexity, simple detailing, and emphasis on functional design. The building displays a cross-gabled roof configuration with gables facing different directions that creates visual interest and provides varied rooflines characteristic of vernacular residential construction. The prominent front-facing gable with porch creates a welcoming entry and provides covered outdoor living space reflecting Craftsman design principles.

A particularly significant feature is the metal standing seam roof, which represents an appropriate modern replacement that maintains the building's traditional roofline while providing durable, long-lasting protection. Standing seam metal roofing is considered an appropriate replacement material for historic buildings as it respects the roof form and provides superior longevity compared to asphalt shingles. The dark-colored metal roof creates visual contrast with the light siding.

The exterior walls are clad in vinyl siding painted in a light tan/beige color with contrasting brown trim that covers the original exterior materials. While the vinyl siding obscures original wall materials, this type of siding is considered a reversible alteration. The building's vernacular cottage form with cross-gabled roof remains intact and identifiable.

An exceptionally significant feature is the retention of original wood windows with aluminum storm windows and screens. The survival of original wood window sashes represents outstanding material preservation that is extremely rare. Most houses from this period have had all original windows completely replaced with vinyl or aluminum units, making the retention of original wood windows architecturally significant and invaluable. The wood windows demonstrate the quality construction and craftsmanship of 1924 residential building and provide authentic material evidence of the property's original character.

The aluminum storm windows and screens represent practical later additions that protect the original wood windows from weather deterioration while maintaining energy efficiency. Storm windows were a common and appropriate mid-20th century upgrade that preserved original windows rather than replacing them. This approach demonstrates conscientious stewardship of historic materials and represents best preservation practices.

The front elevation features a covered porch with gabled roof supported by posts and white railings that provides shelter at the entrance and demonstrates the vernacular cottage emphasis on functional outdoor living spaces. The porch creates a welcoming entry sequence and reflects Craftsman design influences emphasizing indoor-outdoor connections.

The windows maintain their original proportions, placement, and double-hung configurations appropriate to 1920s vernacular design. The wood window frames and sashes demonstrate 1924 craftsmanship and provide authentic architectural detailing. Window openings are arranged to provide natural light throughout the interior while maintaining the cottage's simple composition.

The foundation features concrete block construction that demonstrates typical 1920s residential foundation practices. The raised foundation creates a distinctive base for the cottage.

The property benefits from well-maintained landscaping including foundation plantings and lawn. A concrete driveway provides vehicle access to the detached garage.

A detached garage in the rear yard provides vehicle storage and demonstrates typical residential site development for properties of this period. The garage's rear placement preserves the residential character of the front yard.

Character-defining features include the cross-gabled roof configuration (creating architectural complexity), the 1.5-story vernacular cottage form, the retention of original wood windows with protective aluminum storm windows (exceptional material preservation), the metal standing seam roof (appropriate replacement material), the front gabled porch with railings, and the overall mid-1920s vernacular residential character with Craftsman influences.

History of the Resource

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

In 1931 and 1939, Milton Clare owned Lot 43 in the Henry S. Sheeks Sub.[1] In 1950, Allen and Delores Clare and daughter resided at 29116 Sheeks. Allen Clare worked as Press Operator at Pottery facility.[2] In 1953, Milton Clare resided at 29116 Sheeks.[3] In 1962, Duane J. Roberts resided at 29116 Sheeks.[4] In 1970, Duane J. Roberts resided at 29116 Sheeks.[5]

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** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents significant mid-1920s residential development during the early Ford Village Industries period, demonstrates vernacular cottage architecture with Craftsman influences, and exhibits outstanding material integrity through the retention of original wood windows.

Criterion A - Community Planning and Development: Built in 1924, this house represents residential development during the crucial mid-1920s period when Ford's Village Industries program was gaining momentum and transforming Flat Rock. The 1924 construction date places the property within the early Village Industries period when the community was experiencing significant growth and establishing residential neighborhoods to support the expanding industrial workforce.

The vernacular cottage form with Craftsman influences represents modest but well-built housing accessible to working and middle-class families during the 1920s. The 1.5-story configuration provided practical family accommodations with living spaces on the main floor and sleeping quarters in the upper half-story, representing efficient use of space characteristic of vernacular cottage design.

The property's continued residential use and exceptional material preservation (original wood windows) demonstrate the stability and longevity of Flat Rock's residential community. The retention of original windows reflects conscientious stewardship and ongoing investment in maintaining historic fabric rather than replacing it.

Criterion C - Architecture: The property represents a distinctive example of 1920s vernacular cottage architecture with Craftsman influences. The cross-gabled roof configuration creates architectural complexity and visual interest while maintaining the simple, functional character of vernacular design. The front gabled porch demonstrates Craftsman design influences emphasizing outdoor living spaces and welcoming entries.

The retention of original wood windows represents outstanding material preservation that is extremely rare and significantly enhances the property's architectural value. Most houses from this period have lost all original windows, making the survival of original wood window sashes exceptional and invaluable for understanding 1924 construction quality and craftsmanship. The wood windows demonstrate skilled carpentry and provide authentic architectural detailing characteristic of 1920s residential construction.

The combination of aluminum storm windows with original wood windows represents an appropriate preservation approach that protects historic materials while maintaining functionality. This demonstrates how historic windows can be retained and preserved rather than replaced, serving as a model for appropriate window treatment.

The metal standing seam roof represents an appropriate replacement material that maintains the historic roof form while providing superior durability. Standing seam roofing is considered an acceptable alternative to historic roofing materials when original materials cannot be maintained.

Original Wood Windows - Exceptional Preservation: The retention of original wood windows represents exceptional and extremely rare material preservation. These windows provide authentic 1924 architectural detailing and demonstrate quality construction and craftsmanship. The wood window frames and sashes show skilled carpentry work characteristic of 1920s residential building. The addition of aluminum storm windows protects the original wood windows while maintaining

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Milton Clare; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Milton Clare; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 28, dwelling 300, for Allen & Delores Clare and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 29 of 58; United States. National Archives and Records Administration.

[3] 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), p. 5, for "Clare"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

their visibility and function, representing appropriate stewardship of historic materials that is preferable to complete window replacement.

Cross-Gabled Roof Configuration: The cross-gabled roof creates architectural complexity and visual interest typical of vernacular cottage design. The varied gable orientations add character while maintaining the building's modest scale and simple detailing.

Metal Standing Seam Roof: The metal standing seam roof represents an appropriate modern replacement that respects the historic roof form while providing long-lasting, durable protection. This roofing material is considered acceptable for historic buildings.

Mid-1920s Village Industries Period: The 1924 construction date places this property within the significant mid-1920s boom period when Ford's Village Industries program was actively developing and the community was experiencing residential expansion. The property demonstrates the modest but substantial housing that supported the growing population.

Material Integrity: The exceptional preservation of original wood windows combined with the reversible nature of vinyl siding and the appropriate metal roof replacement gives this property superior material integrity compared to most comparable vernacular cottages. The original windows are irreplaceable historic fabric that cannot be authentically recreated.

Integrity Assessment

This property retains exceptional integrity to convey its significance under both Criterion A (Community Planning and Development) and Criterion C (Architecture).

Location: ☑ RETAINED - The property remains on its original site on Sheeks Boulevard, maintaining its relationship to the surrounding neighborhood and street pattern.

Design: ☑ RETAINED - The vernacular cottage form with cross-gabled roof remains completely intact. The 1.5-story massing, front gabled porch, and overall building composition continue to express the property's original 1924 design intent and vernacular cottage character.

Setting: ☑ RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences. The detached garage in the rear yard preserves typical site development patterns.

Materials: ☑ SUBSTANTIALLY RETAINED - **Original wood windows are retained**, representing exceptional and extremely rare material preservation. While vinyl siding covers original wall materials, this is considered a reversible alteration. The metal standing seam roof is an appropriate replacement material. The retention of original wood windows provides outstanding material authenticity that most comparable properties have lost.

Workmanship: ☑ RETAINED - The cross-gabled roof construction demonstrates quality 1924 craftsmanship. The **original wood windows demonstrate skilled carpentry work** and provide authentic examples of 1920s window construction techniques. The window sashes, frames, and hardware represent craftsmanship that is invaluable for understanding period construction methods.

Feeling: ☑ RETAINED - The property continues to evoke the sense of 1924 vernacular cottage housing with Craftsman influences. The cross-gabled roof, front gabled porch, and **original wood windows reinforce the 1924 construction date**and period character.

Association: ☑ RETAINED - The property maintains its direct association with mid-1920s residential development in Flat Rock during the early Ford Village Industries period. Continued single-family residential use preserves the property's historical function and community role.

Overall Integrity Conclusion:

The property retains exceptional integrity in all 7 aspects. The **original wood windows**—irreplaceable historic fabric—remain completely intact and in functional condition. The vinyl siding is a reversible alteration, and the metal standing seam roof is an appropriate replacement material. Together, these factors provide outstanding architectural authenticity.

The National Register recognizes that appropriate protective measures like storm windows and acceptable replacement materials like standing seam metal roofing preserve rather than compromise historic character. The exceptional retention of original wood windows combined with the intact cross-gabled cottage form provides outstanding architectural authenticity. The original windows represent irreplaceable historic fabric that demonstrates 1924 construction quality and craftsmanship.

The property's ability to convey its significance is strongly supported by:

- **Exceptional preservation of original wood windows (extremely rare)**
- Aluminum storm windows protecting rather than replacing original windows
- Complete retention of cross-gabled roof configuration
- Intact 1.5-story vernacular cottage form

- Front gabled porch with Craftsman influences preserved
- Metal standing seam roof as appropriate replacement material
- Vinyl siding as reversible alteration (not permanent material loss)
- Detached garage demonstrating original site development
- Continued residential use maintaining historical function

The retention of original wood windows is the critical factor that elevates this property's integrity significantly above comparable vernacular cottages. While vinyl siding is present, the survival of original windows provides exceptional material authenticity that cannot be replicated.

Therefore, the property retains exceptional integrity to meet National Register standards for both district contribution and individual eligibility under Criteria A and C.

Recommendation: CONTRIBUTING (AND INDIVIDUALLY ELIGIBLE)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

Reasons Supporting Contributing and Individual Eligibility:

1. **Exceptional Original Wood Windows:** The retention of original wood window sashes represents extremely rare and outstanding material preservation that provides authentic 1924 architectural detailing and craftsmanship.
2. **Appropriate Preservation Approach:** Aluminum storm windows protect original wood windows rather than replacing them, demonstrating conscientious stewardship of historic materials and serving as a model for appropriate window treatment.
3. **Superior Material Integrity:** The combination of original wood windows with reversible vinyl siding and appropriate metal roof replacement provides material authenticity far exceeding most comparable properties from this period.
4. **Cross-Gabled Roof Configuration:** The intact cross-gabled roof creates architectural complexity characteristic of vernacular cottage design.
5. **Mid-1920s Village Industries Period:** Built in 1924 during the early Ford Village Industries period, representing significant residential development.
6. **Dual Criteria Significance:** Meets both Criterion A for community development and Criterion C for architectural distinction, with exceptional integrity supporting individual eligibility.
7. **Reversible and Appropriate Alterations:** Vinyl siding is reversible, metal roof is appropriate replacement material - neither represents permanent loss of historic fabric like window replacement would.

Factors Supporting Contributing and Individual Status:

- **Original wood windows completely retained (extremely rare and exceptional)**
- Aluminum storm windows protect rather than replace original windows
- Cross-gabled roof intact
- Vinyl siding is reversible alteration
- Metal standing seam roof is appropriate replacement material
- Construction during significant mid-1920s Village Industries period
- **Superior material preservation compared to most comparable properties**
- Exceptional integrity in all seven aspects
- Original windows demonstrate 1924 craftsmanship and construction techniques

Factors Supporting Individual Eligibility:

- **Exceptional retention of original wood windows (irreplaceable historic fabric)**
- Appropriate preservation approach (storm windows rather than replacement)
- Superior material integrity elevates property above typical examples
- Original windows provide authentic architectural detailing
- Demonstrates best preservation practices for window treatment
- **Outstanding example of material stewardship and preservation**

Appropriate Alterations Not Affecting Eligibility:

- Vinyl siding (reversible, can be removed to expose original materials)
- Metal standing seam roof (appropriate replacement material for historic buildings)
- Aluminum storm windows (protect and preserve original wood windows)

Assessment: The exceptional retention of original wood windows combined with the intact cross-gabled vernacular cottage form provides strong justification for individual National Register eligibility. The original windows represent extremely rare material survival that significantly enhances the property's architectural value, authenticity, and ability to demonstrate 1924 construction quality. This property exhibits superior preservation compared to most vernacular cottages from this period and serves as an outstanding example of how historic windows can be retained and protected rather than replaced. The property represents best preservation practices and exceptional material stewardship.

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_138_03_0043_000 Lot 43 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29124 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0042_000 Lot 42 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093106		Long: -83.285991		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1942
Architectural Style	Minimal Traditional/World War II Era Cottage
Building Form	1.5-Story rectilinear building
Roof Form	Side gable with projecting bay
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Concrete block
Window Materials	Aluminum (replacement)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage (rear)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐				
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1942-1975 (Early Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
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	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.

This 1942 Minimal Traditional residence is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents wartime residential construction associated with Ford's Village Industries period and demonstrates the modest housing built during World War II to accommodate workers in Ford's expanding industrial operations. While the property has undergone exterior material alterations, it retains its original form and continues to convey its historical character and association with the district's period of significance.

The house exhibits the Minimal Traditional style that was prevalent during the World War II era, characterized by simple forms, restrained ornamentation, and efficient use of materials during a period of wartime restrictions. The side-gabled roof form with projecting bay section creates a modest yet functional design that reflects the practical housing needs of the early 1940s. The roof is covered with modern asphalt shingles, which represent a typical and appropriate roofing material for buildings of this era and type.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wood siding that would have been present at construction. This alteration impacts the property's material integrity, though the underlying form and massing of the building remain intact. The vinyl siding maintains the horizontal lapped pattern that would have characterized the original cladding.

The windows are aluminum double-hung replacements that have altered the original fenestration materials. However, the window openings appear to maintain their original locations and proportions, and the presence of a projecting bay window section preserves an important character-defining feature of the building's design. The bay projection adds architectural interest to the facade and reflects design elements common to modest homes of the 1940s.

The foundation appears to be concrete block construction, which is typical of wartime residential construction when traditional materials were sometimes in short supply. A detached garage is located at the rear of the property, providing vehicle storage and reflecting the increasing automobile ownership of the period.

The building's setting includes a residential streetscape that maintains the character of the wartime and post-war development period. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding neighborhood.

Despite the replacement of exterior materials, the property retains important aspects of integrity including location, design, setting, feeling, and association. The basic form, massing, roof configuration, window placement, and bay projection remain intact, allowing the building to continue conveying its identity as a 1940s wartime-era residence.

Character-defining features include the side-gabled roof form with projecting bay, the modest 1.5-story massing typical of Minimal Traditional design, the functional window arrangement, the detached garage, and the overall residential scale and form that reflects wartime housing construction during the Ford 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.

In 1939, Henry Sheeks owned Lot 42 in the Henry H. Sheeks Sub.[1] In 1950, Merril and Rhea Butts resided at 29124 Sheeks. Merril Butts worked as a conductor for the railroad.[2] In 1953, Merriel R. Butts resided at 29124 at Sheeks.[3] In 1970, Daniel R. McMahan resided at 29124 Sheeks.[4]

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.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 202, entries for Henry Sheeks; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 301, for Merril & Rhea Butts ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[3] 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), p. 5, for "Butts"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. While the property has experienced alterations to exterior materials that diminish its individual architectural integrity, it retains sufficient integrity of design, location, setting, feeling, and association to contribute to the district's significance as part of the wartime residential expansion associated with Ford's Village Industries program.

Criterion A - Community Planning and Development and Industry: Built in 1942 during the height of World War II, this house represents the residential expansion that occurred to house workers employed in Ford's Village Industries operations as they transitioned to wartime production. The property demonstrates the modest housing construction that characterized the wartime period and reflects the community's growth in response to increased industrial employment. The 1942 construction date places the property squarely within the period when Ford's operations were contributing to the war effort, making worker housing essential to the community's function.

Wartime Housing Context: The Minimal Traditional style and modest scale of this residence reflect the building practices and material restrictions of World War II. Housing constructed during 1942 was often characterized by simplified designs and efficient use of materials due to wartime shortages and priorities. This property represents an important phase of the district's development when residential construction was directly tied to industrial wartime production needs.

Integrity Assessment: While the replacement of original wood siding with vinyl and the installation of aluminum windows have compromised the property's material and workmanship integrity, the building retains its original form, massing, roof configuration, and spatial relationships. The property continues to convey its identity as a 1940s wartime residence through its design, scale, setting, and association with the historic district. The retention of the projecting bay and overall building form allows the property to contribute to the district's collection of wartime-era housing.

Contributing Status Justification: Within the context of a historic district, properties that have lost some original materials but retain their essential form and associations can contribute to the district's significance. This property maintains its 1942 construction date, its original residential use, its relationship to the Ford Village Industries period, and its architectural form. These retained characteristics allow it to contribute to the district's representation of wartime residential development, even though it would not be individually eligible for the National Register due to material alterations.

District Context: As part of the Flat Rock Historical District's 1920-1975 period of significance, this property contributes to the understanding of how the community evolved during World War II. The 1942 construction date represents a specific moment in the district's history when wartime industrial production drove residential expansion. The property's continued residential use and maintained form support the district's narrative of sustained community development.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Wartime Construction Date:** Built in 1942 during World War II, the property represents residential expansion directly associated with Ford's Village Industries wartime production period.
2. **Historical Association:** The property demonstrates the housing needs created by Ford's industrial operations during a critical period in the district's and nation's history.
3. **Retained Form and Design:** Despite material alterations, the building retains its original form, massing, roof configuration, and window placement that convey its 1940s character.
4. **Period Architectural Type:** The Minimal Traditional style represents authentic wartime residential construction practices and material constraints of the early 1940s.
5. **Setting and Context:** The property maintains its original location, lot configuration, and relationship to the surrounding residential streetscape.
6. **Functional Continuity:** The continued use as a single-family residence maintains the property's original function and relationship to the community.
7. **District Significance:** Within the district context, the property contributes to the collection of wartime-era housing that illustrates the community's growth during the Ford Village Industries period.

Factors Supporting Contributing Status Despite Alterations:

- Original construction date of 1942 is well-documented
- Building form and massing remain intact
- Window and door openings retain original locations
- Bay projection preserves character-defining feature
- Roof form and configuration unchanged
- Property continues to convey 1940s residential character

- Alterations are reversible and do not compromise the building's ability to contribute to district significance
- Similar alterations to other district properties reflect common maintenance practices while preserving historic urban fabric

Factors Limiting Individual Eligibility:

- Replacement vinyl siding diminishes material integrity
- Aluminum replacement windows alter original fenestration materials
- Cumulative material alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district rather than individual architectural merit

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_138_03_0042_000 Lot 42 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29136 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0041_000 Lot 41 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092969		Long: -83.285984		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	c. 1935
Architectural Style	Vernacular Two-Story/Colonial Revival Influence
Building Form	Two-story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Concrete
Window Materials	Aluminum (replacement)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1935-1975 (Early Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Multi-Family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	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.

This c. 1935 Minimal Traditional duplex is a 2-story side-by-side two-family residential structure situated on Sheeks Street in Flat Rock. The building represents mid-Depression era multi-family housing construction built approximately seven years after Ford's Village Industries plant opened in Flat Rock, demonstrating the diversification of housing types during the established phase of the Village Industries program. As a duplex, this property is particularly significant for illustrating the range of residential development strategies employed to accommodate Ford workers and their families, representing an important housing type that provided affordable rental or ownership options for multiple households while maximizing land use efficiency. The two-story side-by-side duplex form with symmetrical facade organization remains clearly evident despite material alterations. While the property has undergone vinyl siding and window replacement, it retains its essential duplex configuration, two-story massing, symmetrical design, spatial organization with dual entries and living units, and overall character that convey its identity as a c. 1935 Depression-era multi-family residence from the established Village Industries period.

Duplex Building Type - Significant Housing Form: The most historically significant aspect of this property is its function as a duplex—a two-family dwelling designed to house two separate households within a single structure. Duplexes represent an important residential building type in industrial communities like Flat Rock, where they served multiple economic and social functions:

1. **Efficient Worker Housing:** Duplexes provided economical housing for multiple Ford worker families, maximizing residential density on standard lots while maintaining single-family residential character and scale.
2. **Rental Income Opportunities:** Duplex ownership allowed working-class families to generate rental income from one unit while occupying the other, helping families afford homeownership and build equity through tenant rent.
3. **Flexible Housing Options:** Duplexes accommodated various household configurations—two unrelated families, extended family members in separate units, or owner-occupied with rental unit—providing residential flexibility valuable in industrial communities with transient worker populations.
4. **Depression-Era Housing Strategy:** The c. 1935 construction date places this duplex during the Depression when multi-family housing provided economical development options and rental income strategies for both builders and homeowners facing economic challenges.

The duplex form is evident in the building's design through its symmetrical two-story facade with dual entries (or side-by-side entry configuration), balanced window placement suggesting mirror-image floor plans, and overall organization designed to accommodate two complete living units. This side-by-side duplex configuration (as opposed to upper/lower duplex) was common for two-story multi-family housing as it provided each household with private entry at grade level and full vertical living space through both floors.

The house exhibits characteristics of Minimal Traditional design adapted to duplex configuration. The side-gabled roof creates a straightforward, economical profile appropriate to Depression-era multi-family construction. The two-story massing provides substantial living space for two families within a compact footprint, maximizing residential density while maintaining modest cottage scale. The symmetrical facade organization reflects the dual-unit internal configuration, with balanced window placement and entry locations creating orderly, dignified residential appearance despite the building's multi-family function.

The roof is covered with asphalt shingles, a standard economical roofing material for Depression-era residential construction. The simple side-gabled form without dormers or complex articulation reflects the economical, straightforward building practices typical of speculative or investor-built multi-family housing during the 1930s. Brick chimneys rise from the roofline, suggesting separate heating systems for each dwelling unit—a standard feature of duplex design ensuring tenant privacy and utility independence.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1935 construction date and duplex building type, the original exterior was most likely wood clapboard or wood shingles, standard economical materials for Depression-era multi-family construction. The vinyl siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. Importantly, the vinyl siding respects the building's duplex organization and does not obscure the symmetrical facade composition that conveys the two-family function.

The windows are aluminum double-hung replacements that have altered the original fenestration materials. The original windows would have been wood double-hung units typical of 1930s residential construction. However, the window openings appear to maintain their original locations and symmetrical arrangement, preserving the fenestration pattern that reflects the duplex's internal organization. The balanced window placement on both floors—suggesting separate living spaces on first floor and bedrooms on second floor for each unit—remains evident despite window material changes.

A covered porch or entry structure visible in the photograph provides sheltered access to the dwelling units. The porch configuration—whether a single shared porch or separate entry porches—reflects the duplex's circulation organization and provides the modest residential amenity of covered outdoor space. The porch creates welcoming residential character despite the building's multi-family function.

The foundation is concrete construction, standard for mid-1930s residential building practices. The concrete foundation represents typical Depression-era building methods when concrete had become standardized for residential construction including multi-family buildings.

A garage structure is located at the rear of the property. The garage may be original to the c. 1935 construction, a period addition, or possibly a later structure, though by the mid-1930s garages were increasingly common even for rental properties. The garage may have served both dwelling units with shared parking (common in duplex properties) or possibly provided separate garage bays for each household. The garage placement at the rear of the lot represents typical 1930s site planning for multi-family properties.

The building's two-story massing creates substantial residential presence while maintaining cottage-like scale appropriate to single-family residential neighborhoods. This ability to provide multi-family housing within forms resembling single-family dwellings made duplexes valuable for maintaining neighborhood character while increasing residential density—an important consideration in Village Industries communities where housing demand needed to be met within existing neighborhood contexts.

The building's setting on Sheeks Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a two-family dwelling (duplex), maintaining its original multi-family use and demonstrating the continued viability of this housing type. The duplex's continued operation in its original function is significant, as many duplexes have been converted to single-family use, obscuring their historical role in providing multi-family worker housing.

Despite the replacement of exterior materials, the property retains exceptional aspects of integrity related to its duplex function and spatial organization. Most significantly, the building continues to operate as a two-family dwelling, maintaining the original use that defines its historical significance. The two-story side-by-side duplex form, the symmetrical facade organization reflecting dual units, the spatial configuration accommodating two separate households, and the overall massing and scale all remain intact. These retained features allow the property to continue conveying its identity as a c. 1935 Depression-era duplex representing multi-family worker housing in the established Village Industries period.

Character-defining features include the two-story side-by-side duplex form (most historically significant feature), the symmetrical facade organization reflecting dual-unit configuration, the continued function as two-family dwelling maintaining original use, the side-gabled roof appropriate to economical multi-family construction, the balanced window arrangement suggesting mirror-image floor plans for each unit, the brick chimneys indicating separate heating systems, the covered entry porch or porches providing access to dwelling units, the two-story massing creating substantial multi-family housing within cottage-like scale, and the overall Minimal Traditional design aesthetic adapted to duplex building type.

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, James Abar owned Lot 41 in the Henry H. Sheeks Sub.[1] In 1939, James Abar was living at 29136 Sheeks.[2] In 1950, Bernhardt and Christine Vajen and son resided at 29136 Sheeks. and Bernhardt Vajen worked as fireman at railroad.[3] In 1953, Bernhardt Vajen was living at 29136 Sheeks.[4] In 1962, C. L. Francisco was living at 29136 Sheeks.[5] In 1970, Mrs. Emmett T. Ford and John Nioffer were living at 29136 Sheeks.[6]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for James Abar; held by Brownstown Township Historical Society.

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

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 302, for Bernhardt & Christine Vajen and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[4] 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), p. 19, for "Vajen"; held by Brownstown Historical Society, Brownstown, Michigan.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 55, for Sheeks 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 criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This c. 1935 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development, Industry, and Social History**. The property's significance as a **duplex (two-family dwelling)** makes it particularly valuable for understanding the full range of residential development strategies employed in Ford Village Industries communities. Built circa 1935 during the Depression, approximately seven years after the Flat Rock plant opened, this duplex represents multi-family worker housing that provided economical, flexible residential options for multiple Ford worker families. The duplex building type illustrates important aspects of industrial community development including efficient land use, rental income strategies for working-class homeownership, and diversified housing stock accommodating various household needs and economic circumstances. The property's continued function as a two-family dwelling maintains its original use and demonstrates the ongoing viability of this housing type. While the building has experienced alterations to exterior materials, it retains exceptional integrity of use, design (duplex form and organization), location, setting, feeling, and association that make it valuable for understanding multi-family residential development during the established Village Industries period.

Criterion A - Community Planning and Development, Industry, and Social History:

Multi-Family Worker Housing: As a duplex, this property represents a housing type specifically designed to accommodate multiple working-class families economically. In Ford Village Industries communities like Flat Rock, duplexes served crucial functions:

- **Maximized Housing Density:** Provided homes for two Ford worker families on a single lot, efficiently using limited residential land while maintaining single-family neighborhood character.
- **Affordable Housing Options:** Offered rental units for workers who couldn't afford home purchase, or ownership opportunities where rent from second unit helped finance mortgage payments.
- **Flexible Household Accommodation:** Supported various living arrangements including unrelated families, extended family in separate units, or owner-occupied with rental income.
- **Economic Resilience:** The rental income potential made duplexes economically resilient during Depression, providing financial security through tenant rent.

The duplex building type is relatively uncommon in the district compared to single-family homes, making surviving examples like this property particularly valuable for understanding the complete range of residential development strategies in Village Industries communities.

Depression-Era Construction (c. 1935): The c. 1935 construction date places this duplex during the mid-Depression when economic challenges influenced housing development patterns. Building a duplex in 1935 represented forward-thinking investment strategy—creating rental income property during economically uncertain times when rental housing demand remained strong even as homeownership rates declined. The property demonstrates how Depression-era economics influenced residential development toward income-generating multi-family housing.

By 1935, Ford's Village Industries program had operated in Flat Rock for seven years and had proven viable despite Depression economic conditions. The construction of this duplex during the Depression illustrates confidence in Flat Rock's continued industrial stability and ongoing housing demand driven by Ford employment. The property represents the type of practical, economical multi-family housing that characterized Depression-era residential development in successful industrial communities.

Established Village Industries Period: The c. 1935 construction represents the established phase of the Village Industries program when Flat Rock had evolved from small rural community to functioning industrial town with diversified housing stock. The presence of multi-family housing like this duplex indicates a maturing community with varied residential needs and sophisticated housing market that could support both single-family and multi-family development.

The duplex demonstrates that Village Industries communities developed diverse housing types to serve different worker needs and economic circumstances, not just uniform single-family cottages. This housing diversity was essential to community success, providing residential options for workers at various income levels and household configurations.

Social History - Working-Class Housing Strategies: The duplex form reveals important social history about working-class housing strategies and economic survival during the Depression and beyond:

- **Homeownership Through Rental Income:** Duplexes enabled working-class families to achieve homeownership by using rental income from second unit to help pay mortgages—an important pathway to economic security and wealth-building for industrial workers.
- **Intergenerational Housing:** Duplexes often housed extended families in separate units, supporting cultural patterns of family proximity while maintaining household privacy.
- **Worker Community Formation:** Multi-family housing concentrated Ford worker families in close proximity, fostering community bonds and social networks important to industrial communities.
- **Housing Flexibility:** The ability to shift between owner-occupied/rental and dual-rental configurations allowed families to adapt to changing economic circumstances.

Continued Duplex Function - Exceptional Use Integrity: The property's continued operation as a two-family dwelling is highly significant. Many historic duplexes have been converted to single-family use, obscuring their historical role in providing multi-family worker housing. This property's maintained duplex function preserves both the physical form and the actual use that defined its historical significance, providing authentic documentation of how multi-family worker housing functioned in Village Industries communities.

The continued duplex use means the property continues to serve its original purpose—providing affordable housing for multiple households—maintaining both historical integrity and ongoing social function in the community.

Integrity Assessment: The replacement of original siding and windows has compromised material integrity. However, the property retains exceptional integrity in the aspects most critical for understanding its significance as multi-family worker housing:

- **Use:** Continues to function as two-family dwelling (duplex) - exceptional use integrity
- **Design:** Two-story side-by-side duplex form with symmetrical organization clearly evident
- **Location:** Original site in Ford-era residential neighborhood
- **Setting:** Multi-family housing within single-family neighborhood context
- **Feeling:** Mid-1930s multi-family worker housing character
- **Association:** Depression-era Village Industries worker housing

The retention of duplex use and form is more significant for this property type than material integrity, as the building's historical importance lies in its function and spatial organization rather than surface materials.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes essential evidence of multi-family residential development during the established Village Industries period. The duplex building type represents an important housing strategy that is underrepresented in most residential historic districts but was crucial to industrial community development.

Properties with exceptional use integrity and distinctive building types can contribute meaningfully to historic districts even with material alterations when the essential character-defining features—in this case, the duplex form and continued multi-family function—remain intact. This property's c. 1935 Depression-era construction, duplex configuration, and maintained two-family use make it particularly valuable for understanding the full spectrum of residential development in Village Industries communities.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Significant Building Type - Duplex:** Represents multi-family worker housing crucial to Village Industries community development but underrepresented in district housing stock.
2. **Exceptional Use Integrity:** Continues to function as two-family dwelling, maintaining original multi-family use that defines its historical significance.
3. **Depression-Era Construction:** Built c. 1935 during mid-Depression, representing economical multi-family housing strategy during economically challenging period.
4. **Worker Housing Diversity:** Demonstrates range of residential development types in Village Industries communities beyond single-family homes.
5. **Rental Income Housing:** Illustrates working-class homeownership strategy using rental income to achieve economic security.

6. **Retained Duplex Form:** Two-story side-by-side configuration with symmetrical organization clearly conveys multi-family function despite material alterations.
7. **Established Program Phase:** Represents mature Village Industries period with diversified housing stock serving varied worker needs.
8. **Social History Documentation:** Reveals working-class housing strategies, family patterns, and economic survival methods during Depression.

Factors Supporting Contributing Status Despite Material Alterations:

- **Exceptional use integrity through continued duplex function**
- Duplex form and spatial organization clearly evident
- Two-story side-by-side configuration intact
- Symmetrical facade organization reflects dual-unit internal layout
- Building continues to serve original multi-family housing purpose
- Duplex building type underrepresented and therefore particularly valuable
- Use and form integrity more significant than material integrity for this building type
- Property provides essential documentation of multi-family worker housing strategies

Duplex Building Type - Critical Significance: The duplex function and form are the property's most significant features because:

- Multi-family worker housing crucial to industrial community development
- Duplex building type relatively uncommon in district, making surviving examples valuable
- Illustrates housing diversification and economic strategies beyond single-family homes
- Demonstrates working-class pathways to homeownership through rental income
- Continued duplex use maintains authentic multi-family housing function
- Provides evidence of Depression-era housing economics and strategies

Historical Significance Within District: This property's duplex function and c. 1935 construction make it particularly valuable for understanding the Flat Rock Historical District's residential development. The property demonstrates:

- Multi-family housing strategies in Ford Village Industries communities
- Depression-era residential development and economic adaptation
- Housing diversity serving workers at different economic levels
- Rental income as working-class wealth-building strategy
- Efficient land use accommodating multiple worker families
- Community maturation with diversified housing stock
- Social patterns of extended family proximity and worker community formation
- Continued viability of multi-family housing in established neighborhoods

Comparative Rarity: Duplexes are less common than single-family homes in most residential historic districts, making this property type particularly valuable. The survival of a duplex maintaining its original two-family function is even more significant, as many duplexes have been converted to single-family use. This property provides rare documentation of an important but underrepresented housing type in Village Industries communities.

Factors Limiting Individual Eligibility:

- Vinyl siding replacement diminishes material integrity
- Aluminum replacement windows alter original fenestration materials
- Cumulative material alterations would limit individual National Register eligibility under architectural criteria
- Property significance lies primarily in its contribution to district's multi-family housing documentation and use/form integrity rather than material preservation

District Context: As part of the Flat Rock Historical District, this duplex contributes essential evidence of housing diversity and multi-family residential development during the established Village Industries period. The property demonstrates that

successful Ford communities developed varied housing types to accommodate different worker needs, economic circumstances, and household configurations. The duplex's continued two-family function maintains authentic multi-family worker housing within the district, providing living documentation of how such properties functioned historically and continue to serve affordable housing needs today.

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_138_03_0041_000 Lot 41 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29146 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0040_000 Lot 40 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092832		Long: -83.285972		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1949	
Architectural Style	Minimal Traditional/Early Ranch	
Building Form	One-story rectilinear building	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached carport/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1949-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29146 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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.

This c. 1949 Minimal Traditional residence is a 1-story residential structure situated on Sheeks Street in Flat Rock. The building represents immediate post-World War II residential construction built approximately twenty-one years after Ford's Village Industries plant opened in Flat Rock, demonstrating continued housing development during the established phase of the Village Industries program. The property exhibits characteristic features of late 1940s Minimal Traditional design including multiple front-facing gables creating varied rooflines, compact cottage massing, and straightforward detailing that reflects the practical, economical residential construction of the immediate post-war period. A covered front porch provides sheltered entry and outdoor living space characteristic of modest post-war housing. While the property has undergone exterior material alterations including vinyl siding and replacement windows, it retains its distinctive multi-gabled roof form, original massing, spatial relationships, and overall design character that convey its identity as a c. 1949 post-war residence from the established Village Industries era.

The house exhibits characteristics of Minimal Traditional design that dominated immediate post-war residential construction during the late 1940s. The Minimal Traditional style emerged during the 1930s Depression as a simplified interpretation of earlier period revival styles (particularly Colonial Revival and Cape Cod), eliminating expensive decorative details while retaining basic traditional forms. During the post-WWII period, Minimal Traditional became the dominant form for modest, economical veteran housing, representing practical shelter that could be constructed quickly and affordably to meet massive housing demand.

Multi-Gabled Roof Form - Character-Defining Feature: The most distinctive architectural feature of this property is the complex roof configuration with multiple front-facing gables. The facade displays at least two prominent front-facing gabled sections creating varied rooflines and visual interest through articulated massing. These multiple gables break up what might otherwise be a simple rectangular cottage into a more architecturally interesting composition with depth, shadow, and variety.

The multi-gabled design reflects Minimal Traditional design principles that used varied roof forms and modest projections to create architectural character economically. Rather than relying on expensive decorative details, Minimal Traditional houses achieved visual interest through roof articulation, projecting bays, and asymmetrical compositions. The multiple gables on this property create the kind of picturesque, informal character associated with traditional cottage design while maintaining the economical construction and straightforward detailing characteristic of post-war building practices.

The gabled sections appear to include both main dwelling gables and possibly a projecting garage or carport element integrated into the front facade—a design approach that became increasingly common in late 1940s construction as builders began experimenting with attached or semi-attached garage configurations. The varied gable heights and placements create a complex roofline that distinguishes this property from simpler side-gabled or single front-gabled cottages. The roof is covered with asphalt shingles, the standard economical roofing material for post-war residential construction.

A covered front porch extends across a portion of the facade, providing sheltered entry and outdoor living space. The porch with its white railings creates welcoming residential character and demonstrates the continued importance of outdoor living areas in post-war housing design. The porch reflects both traditional residential design principles (covered entries and outdoor spaces) and practical post-war functionality. The porch's straightforward design with simple railings and supports exemplifies the no-nonsense, economical aesthetic of immediate post-war construction.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1949 construction date and Minimal Traditional style, the original exterior was most likely wood clapboard, wood shingles, or possibly asbestos shingles (which were common in immediate post-war construction as an economical, fire-resistant alternative to wood). The vinyl siding impacts material integrity, though it maintains the horizontal lapped pattern characteristic of original cladding types. The underlying form, massing, and multi-gabled roof configuration remain intact beneath the replacement siding.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood double-hung units, possibly with simplified muntin patterns or single-pane configurations typical of economical post-war construction. However, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern established at construction. The windows with functional shutters create traditional residential character and balanced facade composition typical of Minimal Traditional design.

The foundation is concrete construction, standard for late 1940s residential building. The concrete foundation represents the typical building practices of the immediate post-war period when concrete had become standardized for residential construction, replacing earlier stone or block foundations in many applications.

A garage structure is located at the rear of the property. The garage may be original to the c. 1949 construction or a later addition, though by 1949 garages were becoming standard features of new residential development. The garage placement at the rear of the lot represents typical late 1940s site planning, as attached garages were just beginning to appear but

detached rear garages remained common. Within a few years, attached garages would become standard in Ranch houses, making this detached configuration characteristic of the transitional late 1940s period.

The building's single-story massing and compact footprint reflect the modest scale of immediate post-war working-class housing. The straightforward form and economical construction methods were typical of veteran housing built during the late 1940s when construction focused on providing maximum affordable shelter to meet unprecedented housing demand. The property represents the type of practical, no-frills housing that characterized the immediate post-war period before the more expansive Ranch houses of the 1950s-1960s.

The building's setting on Sheeks Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The well-maintained lawn and foundation plantings contribute to the established residential streetscape character.

Despite the replacement of exterior wall materials and windows, the property retains important aspects of integrity including location, design, setting, feeling, and association. Most significantly, the distinctive multi-gabled roof form—the most architecturally interesting feature—remains completely intact. The multiple front-facing gables, the varied roofline, the compact cottage massing, the covered front porch, and the overall building scale and proportions all remain unchanged. These retained features allow the property to continue conveying its identity as a c. 1949 post-war Minimal Traditional residence representing the established Village Industries era and immediate post-war housing boom.

Character-defining features include the multiple front-facing gables creating varied and interesting roofline (most distinctive architectural feature), the compact single-story Minimal Traditional cottage massing, the covered front porch with railings providing sheltered entry, the asymmetrical facade composition created by varied gable placements, the modest scale appropriate to immediate post-war economical construction, the overall straightforward Minimal Traditional design aesthetic, and the garage at rear of property documenting late 1940s site planning before attached garages became standard.

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, Leonard and Mae Erb resided at 29146 Sheeks. Leonard Erb worked as maintenace at a chemical plant.[1] In 1962, Edward Fosset lived at 29146 Sheeks.[2] In 1970, Cindy Fossett and Edward Fosset lived at 29146 Sheeks.[3]

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 Industry**. The property's c. 1949 construction date places it firmly within Ford's Village Industries period during the established phase of the program, representing continued residential expansion that occurred approximately twenty-one years after the Flat Rock plant opened. The residence demonstrates sustained community growth and housing development throughout the Village Industries era, illustrating how the community continued to evolve during the massive post-World War II housing boom when returning veterans and young families needed affordable housing. The distinctive multi-gabled roof form creates architectural character typical of late 1940s Minimal Traditional design. While the building has experienced alterations to siding and fenestration, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the immediate post-war residential expansion that characterized the mature Village Industries period.

Criterion A - Community Planning and Development and Industry:

Immediate Post-WWII Veteran Housing: Built circa 1949, this house represents residential construction during the massive immediate post-World War II housing boom. The late 1940s saw unprecedented housing construction driven by returning veterans (supported by VA loans and GI Bill benefits), young families forming households, and pent-up demand

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 304, for Leonard & Mae Erb ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library

from Depression and wartime construction shortages. Properties built in 1949 represent the first wave of sustained post-war residential construction after wartime building restrictions were lifted and materials became more readily available.

The c. 1949 construction date places this property during the critical transition from wartime austerity to post-war prosperity, when communities across America experienced explosive residential growth. The modest Minimal Traditional form reflects the practical, economical housing that characterized immediate post-war construction when the priority was providing maximum affordable shelter quickly to meet unprecedented demand.

Established Village Industries Period: In the context of Flat Rock's Village Industries history, this c. 1949 residence demonstrates that the community continued to experience robust residential growth more than two decades after Ford's plant opened. The sustained housing construction indicates the Village Industries program's long-term success in anchoring stable community development and supporting ongoing residential expansion well into the mid-20th century.

By 1949, Ford's Village Industries program was mature and well-established, with the Flat Rock plant having operated successfully for twenty-one years. Continued residential construction during this period reflects the program's sustained economic vitality and demonstrates that Ford's decentralized manufacturing operations continued to attract workers and families to Flat Rock throughout the 1940s. The property represents the layered residential development that accumulated over decades, with c. 1949 housing representing an important phase of post-war expansion.

Minimal Traditional Housing Type: The Minimal Traditional form with multiple gables represents the dominant architectural type for modest, economical post-war housing during the late 1940s. This simplified cottage design—stripped of expensive decorative details but retaining basic traditional forms—was ideal for rapid, affordable construction to meet veteran housing needs. The multi-gabled roof configuration creates architectural interest economically through varied forms rather than costly ornament, demonstrating the practical design solutions employed in immediate post-war working-class housing.

The property exemplifies the type of modest veteran housing built in industrial communities like Flat Rock, where Ford employment provided stable income that enabled workers to purchase or build small homes for their families. The straightforward design and compact scale reflect both economic constraints and practical priorities of the immediate post-war period.

Transition Period Documentation: The c. 1949 construction date and detached rear garage represent the transitional period in American residential development. Within a few years, Ranch houses with attached garages would become dominant, but in 1949, compact Minimal Traditional cottages with detached garages remained common. This property documents important transitional residential patterns before the full suburban Ranch house explosion of the 1950s-1960s.

Integrity Assessment: The replacement of original siding and windows has compromised material integrity. However, the building retains its essential design through the distinctive multi-gabled roof form (most architecturally significant feature), compact cottage massing, covered front porch, asymmetrical composition, and overall spatial relationships. The property maintains integrity of location, design (fundamental multi-gabled Minimal Traditional form), setting (post-war residential neighborhood), feeling (c. 1949 modest veteran housing), and association (established Village Industries period post-war expansion).

The multi-gabled roof configuration is the property's most distinctive architectural feature, and its complete survival despite other alterations is significant for maintaining the building's character and identity.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of immediate post-war residential development during the established Village Industries period. The c. 1949 construction date, distinctive multi-gabled Minimal Traditional form, and representation of veteran housing boom make it a valuable component of the district's documentation of sustained residential growth throughout Ford's decentralized manufacturing era.

Properties that have experienced material alterations but retain distinctive design features like multi-gabled roof forms can contribute meaningfully to historic districts when the essential character-defining features survive. This property's c. 1949 post-war construction date, intact multi-gabled roof configuration, and representation of established Village Industries-era housing development support its contributing status.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Immediate Post-WWII Construction:** Built c. 1949 during massive post-war housing boom, representing veteran housing and family formation period.
2. **Established Village Industries Period:** Demonstrates sustained community growth twenty-one years after plant opening, showing program's long-term economic vitality.
3. **Distinctive Multi-Gabled Form:** Multiple front-facing gables create varied roofline and architectural interest characteristic of late 1940s Minimal Traditional design.

4. **Minimal Traditional Typology:** Exemplifies dominant economical post-war housing type built for returning veterans and young families.
5. **Retained Roof Form:** Most architecturally distinctive feature—multi-gabled roof configuration—survives intact despite other alterations.
6. **Compact Cottage Design:** Modest scale and straightforward form reflect practical immediate post-war construction priorities.
7. **Transitional Period Documentation:** Represents late 1940s before Ranch houses with attached garages became dominant suburban form.
8. **Setting and Context:** Maintains original location and relationship to Sheeks Street residential neighborhood developed during Ford Village Industries era.

Factors Supporting Contributing Status Despite Alterations:

- c. 1949 immediate post-war construction date historically significant
- Multi-gabled roof form (most distinctive architectural feature) completely intact
- Covered front porch preserves character-defining feature
- Compact Minimal Traditional cottage massing unchanged
- Asymmetrical facade composition created by varied gables retained
- Window and door openings appear to maintain original locations
- Building scale and proportions appropriate to late 1940s construction maintained
- Property continues to convey identity as c. 1949 post-war Minimal Traditional residence
- Retained design integrity sufficient for contributing status within district

Multi-Gabled Roof - Critical Character-Defining Feature: The survival of the distinctive multi-gabled roof configuration is particularly significant because:

- Creates the property's most distinctive architectural character
- Represents economical method of achieving visual interest in modest housing
- Typical of late 1940s Minimal Traditional design principles
- Distinguishes this property from simpler single-gabled or side-gabled cottages
- Demonstrates design creativity within economical construction constraints
- Remains completely intact and highly visible despite siding/window replacements

Historical Significance Within District: This property's c. 1949 construction date makes it valuable for understanding the Flat Rock Historical District during the immediate post-war period and established Village Industries phase. The property demonstrates:

- Immediate post-WWII housing boom in mature Ford Village Industries community
- Sustained residential construction more than two decades after plant opening
- Minimal Traditional architecture of late 1940s economical veteran housing
- Transition period before Ranch houses became dominant suburban form
- Practical, modest housing built for working-class Ford employees and families
- Long-term viability of Village Industries program supporting ongoing community development
- Integration of national post-war housing trends in industrial community

The c. 1949 construction represents an important phase of the district's development, showing continued robust residential growth during the immediate post-war period and demonstrating the Village Industries program's sustained success in anchoring community expansion.

Factors Limiting Individual Eligibility:

- Vinyl siding replacement diminishes material integrity
- Vinyl replacement windows alter original fenestration materials
- Cumulative alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district's post-war residential development rather than individual architectural distinction

- Minimal Traditional form, while historically representative, is relatively common for the period

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the immediate post-war established Village Industries period. Together with other late 1940s properties, this residence illustrates how Ford's Village Industries communities continued to grow robustly during the massive post-war housing boom, demonstrating the long-term economic stability that Ford's decentralized operations provided. The property represents the type of modest, practical veteran housing that characterized successful Village Industries communities during the late 1940s and shows how these communities participated in broader national post-war residential expansion while maintaining their industrial-town character and Ford employment base.

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_138_03_0040_000 Lot 40 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29156 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0039_000 Lot 39 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092696		Long: -83.285906		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1950
Architectural Style	Minimal Traditional/Early Ranch
Building Form	1-Story rectilinear building
Roof Form	Side gable with front-projecting gabled porch
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete block
Window Materials	Mixed - some aluminum; some updated vinyl
Window Type	Double-hung sash and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History					
Period(s) of Significance	1950-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	29156 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	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.

This c. 1950 Minimal Traditional residence with early Ranch influences is a 1-story residential structure situated on Sheeks Street in Flat Rock. The building represents post-World War II residential construction built approximately twenty-two years after Ford's Village Industries plant opened in Flat Rock, demonstrating continued housing development during the mature phase of the Village Industries program. The property exhibits the transitional architectural characteristics of the late 1940s-early 1950s when residential design was evolving from compact Minimal Traditional cottages toward the horizontal emphasis and open plans that would define Ranch houses. The retention of the original single-car garage at the rear of the property provides important documentation of c. 1950 site development patterns. While the property has undergone exterior material alterations, it retains its original form, massing, distinctive stone and brick foundation, projecting gabled entry porch, and authentic period garage that convey its identity as a c. 1950 post-war residence from the established Village Industries era.

The house exhibits characteristics that blend Minimal Traditional and early Ranch design principles, representing the transitional period in American residential architecture following World War II. The side-gabled roof creates a horizontal emphasis and straightforward profile characteristic of economical post-war construction. The single-story massing and horizontal spread reflect the Ranch aesthetic that dominated post-war suburban development, executed at modest scale appropriate to working-class housing. The roof is covered with asphalt shingles, an appropriate and standard roofing material for buildings of this period and type.

A prominent front-projecting gabled entry porch creates a focal point on the facade and provides sheltered access to the dwelling. This projecting gabled porch is a character-defining feature that breaks up the horizontal roofline while maintaining overall Ranch-influenced simplicity. The porch structure with its gabled roof, white railings, and steps creates welcoming residential character and demonstrates the post-war emphasis on attractive, functional entry features. The porch's simple gabled form and straightforward detailing reflect the practical, no-nonsense aesthetic of early 1950s residential construction when builders focused on efficient, economical design following wartime material restrictions.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1950 construction date and Minimal Traditional/Ranch style, the original exterior was most likely wood clapboard or possibly asbestos shingles (common in immediate post-war construction), standard residential materials of the period. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

Stone and Brick Foundation - Distinctive Period Feature: A particularly notable feature is the combination stone and brick foundation that creates visual interest and material texture at the base of the building. This mixed-material foundation treatment was popular during the late 1940s-early 1950s as a way to add visual weight, permanence, and "natural" material character to modest residential construction. The stone and brick combination demonstrates typical post-war design aesthetics that valued traditional materials and substantial appearance.

The use of stone and brick at the foundation level represents economical application of decorative masonry—providing maximum visual impact at the building's base while minimizing material costs compared to full-wall stone or brick application. This strategic use of quality materials was characteristic of post-war working-class housing where homeowners and builders sought attractive, permanent-looking homes within budget constraints typical of the period.

The stone and brick foundation creates important visual definition between foundation and walls, grounds the building solidly to its site, and adds textural variety to the facade composition. This foundation treatment reflects design preferences of the c. 1950 period and contributes to the building's authentic post-war character.

The windows are mixed types including both aluminum and updated vinyl units. The original windows would have been wood or possibly early aluminum units typical of 1950 construction. A large picture window is visible on the front facade, which may be original or an early alteration from the 1950s-1960s. Picture windows were extremely popular in post-war housing as they increased natural light, created visual connection between interior and exterior, and represented modern residential design. If original to c. 1950 construction, the picture window would be a period-appropriate feature reflecting contemporary design preferences. If a slightly later addition, it represents typical early post-war residential modernization within the period of significance.

The fenestration pattern includes the large picture window flanked by smaller windows, a composition typical of 1950s Ranch and Minimal Traditional designs. This window arrangement creates balanced facade composition while maximizing natural light to interior spaces. The mixed window materials (aluminum and vinyl) suggest gradual replacement over time, a typical pattern in residential properties.

A brick chimney rises from the roofline, providing functional heating infrastructure. The chimney's brick construction complements the brick element in the foundation, creating material continuity. The chimney represents the continued use of traditional heating systems in c. 1950 construction before forced-air systems became universal.

Original Garage - Important Period Outbuilding: The retention of the original single-car garage at the rear of the property enhances the property's integrity and provides important documentation of c. 1950 site development patterns. By 1950, detached garages were standard features of new residential construction, documenting the complete integration of automobile ownership into American domestic life. The garage's survival as an original outbuilding creates a more complete picture of c. 1950 residential property development than the main house alone could provide.

The original garage represents post-war residential site planning when garages remained detached structures, typically placed at rear of lots with alley or driveway access. This planning approach would soon be superseded by attached garages in Ranch houses, making this detached garage configuration characteristic of the transitional c. 1950 period. The garage's continued presence and function document authentic post-war site organization.

The building's single-story massing creates the low-slung profile and horizontal emphasis that would become defining characteristics of Ranch architecture. The modest scale and straightforward form reflect the practical, economical post-war building practices when returning veterans and young families needed affordable housing quickly. The c. 1950 construction date places this property during the massive post-war housing boom when residential construction expanded dramatically to accommodate veterans, growing families, and suburban development.

The building's setting on Sheeks Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The well-maintained lawn and mature landscaping contribute to the established residential streetscape character.

Despite the replacement of exterior wall materials and windows, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled form with projecting entry porch, the single-story Ranch-influenced massing, the stone and brick foundation, the horizontal emphasis, the picture window facade composition, the original garage, and the overall building scale and proportions remain intact. These features allow the property to continue conveying its identity as a c. 1950 post-war residence representing the established Village Industries era and post-war housing boom.

Character-defining features include the side-gabled roof with front-projecting gabled entry porch, the single-story horizontal Ranch-influenced massing, the combination stone and brick foundation providing period material character, the picture window with flanking windows creating typical 1950s facade composition, the brick chimney, the modest cottage scale appropriate to post-war construction, the overall Ranch aesthetic with horizontal emphasis, and the original single-car detached garage documenting c. 1950 automobile-era site planning.

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, A.L. Waggott owned Lot 39 in the Henry H. Sheeks Sub.[1] In 1950, Bradley and Lois Howe and daughter resided at 29156 Sheeks; and Bradley worked as a mill operator at an electric power plant.[2] In 1954, Bradley Howe and family resided at 29156 Sheeks Blvd. S.[3] In 1971, Bradley Howe resided at 29156 Sheeks Blvd.[4]

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 and Industry**. The property's c. 1950 construction date places it firmly within Ford's Village Industries period during the mature phase of the program, representing continued residential expansion that occurred more than two decades after the Flat Rock plant opened. The residence demonstrates sustained community growth and housing development throughout the Village Industries era, illustrating how the community continued to evolve

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 202, entries for A.L. Waggott; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 307, for Bradley & Lois Howe and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[3] 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**) pg. 8, for 29156 Sheeks Blvd; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[4] "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.

and expand during the post-World War II period when Ford's operations remained vital to the local economy. The retention of the original garage and distinctive stone and brick foundation enhance the property's period character. While the building has experienced alterations to siding and fenestration, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the post-war residential expansion that characterized the mature Village Industries period.

Criterion A - Community Planning and Development and Industry:

Post-War Housing Boom in Village Industries Community: Built circa 1950, this house represents residential construction during the massive post-World War II housing boom that transformed American communities. The c. 1950 construction date places this property during the period of unprecedented residential expansion driven by returning veterans (supported by VA loans and GI Bill benefits), young families, economic prosperity, and pent-up housing demand from Depression and wartime construction shortages.

In the context of Flat Rock's Village Industries history, this c. 1950 residence demonstrates that the community continued to experience robust residential growth more than two decades after Ford's plant opened. The sustained housing construction indicates the Village Industries program's long-term success in anchoring stable community development and supporting ongoing residential expansion. Properties built in 1950 show that Ford's operations remained economically vital and continued to attract workers and families to Flat Rock well into the mid-20th century.

Mature Village Industries Period: The c. 1950 construction date represents the mature phase of the Village Industries program when Ford's decentralized manufacturing operations were well-established and communities like Flat Rock had evolved from small rural settlements into substantial industrial towns with diverse housing stock spanning three decades. This property illustrates the layered residential development that accumulated over time, with c. 1950 housing representing the latest phase of continued community expansion.

By 1950, the Village Industries program had proven its viability and demonstrated Ford's commitment to decentralized manufacturing. Residential construction during this mature phase reflects confidence in the program's continuation and the community's ongoing attractiveness for workers and families. The property represents how successful Village Industries communities like Flat Rock sustained residential growth throughout the 1920s-1950s period.

Post-War Architectural Transition: The Minimal Traditional/early Ranch form represents the dominant architectural type of immediate post-war residential construction. The single-story horizontal massing, side-gabled roof, and Ranch-influenced aesthetic reflect the housing types that would define post-war American suburbia. While later Ranch houses would feature attached garages and more sprawling floor plans, this c. 1950 example represents the transitional period when Ranch characteristics were being adapted to more modest, economical cottage forms with detached garages.

The architectural type demonstrates how national housing trends manifested in Ford Village Industries communities, showing that Flat Rock participated in broader post-war residential development patterns while maintaining its identity as an industrial town. The modest scale and straightforward design reflect the practical, affordable housing that characterized working-class post-war construction.

Stone and Brick Foundation - Period Design Feature: The combination stone and brick foundation represents typical c. 1950 design aesthetics that valued "natural" materials and substantial, permanent appearance. This foundation treatment reflects post-war preferences for traditional material character combined with economical application—using stone and brick strategically at the foundation level where they provide maximum visual impact while controlling costs. The foundation treatment contributes to authentic c. 1950 residential character.

Original Garage Documentation: The survival of the original single-car detached garage provides important evidence of c. 1950 site planning when garages remained separate structures before attached garages became standard. The garage documents the transitional period in residential development and represents authentic post-war site organization. Its retention creates a more complete picture of c. 1950 residential property development.

Integrity Assessment: The replacement of original siding and windows has compromised material integrity. However, the building retains its essential form as a side-gabled cottage with projecting entry porch, its single-story Ranch-influenced massing, its stone and brick foundation (authentic period material), its picture window facade composition, and its original garage. The property maintains integrity of location, design (fundamental cottage form), setting (post-war residential neighborhood), feeling (c. 1950 modest working-class residence), and association (mature Village Industries period housing).

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of post-war residential development during the mature Village Industries period. The c. 1950 construction date, Minimal Traditional/Ranch form, retained stone and brick foundation, and original garage make it a valuable component of the district's representation of sustained residential growth throughout Ford's decentralized manufacturing era.

Properties that have experienced material alterations but retain essential form, distinctive period features like stone and brick foundations, and authentic outbuildings can contribute meaningfully to historic districts. This property's c. 1950 post-

war construction date, transitional architectural form, and representation of mature Village Industries-era housing development support its contributing status.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Post-War Village Industries Construction:** Built c. 1950 during mature phase of Ford's Village Industries program, representing sustained community growth twenty-two years after plant opening.
2. **Post-WWII Housing Boom:** Represents massive post-war residential expansion driven by veterans, young families, and economic prosperity.
3. **Transitional Architecture:** Minimal Traditional/early Ranch form documents evolution of American residential design during immediate post-war period.
4. **Stone and Brick Foundation:** Combination foundation treatment provides authentic c. 1950 period material character and design aesthetics.
5. **Original Garage Retained:** Single-car detached garage documents c. 1950 site planning before attached garages became standard.
6. **Retained Form and Design:** Side-gabled cottage with projecting entry porch, horizontal Ranch-influenced massing, and picture window facade remain intact.
7. **Mature Program Documentation:** Demonstrates Village Industries program's long-term success in supporting sustained residential development.
8. **Setting and Context:** Maintains original location and relationship to Sheeks Street residential neighborhood developed during Ford Village Industries era.

Factors Supporting Contributing Status Despite Alterations:

- c. 1950 post-war construction date historically significant within Village Industries timeline
- Side-gabled form with projecting gabled entry porch clearly identifiable
- Single-story Ranch-influenced massing intact
- Stone and brick foundation provides authentic period material character
- Picture window facade composition typical of 1950s design
- Original garage survives documenting c. 1950 site development
- Building scale and proportions unchanged
- Property continues to convey identity as c. 1950 post-war residence
- Retained integrity aspects sufficient for contributing status within district

Historical Significance Within District: This property's c. 1950 construction date makes it valuable for understanding the Flat Rock Historical District during the mature Village Industries period and post-war housing boom. The property demonstrates:

- Sustained residential construction more than two decades after plant opening
- Post-WWII housing boom in established Ford Village Industries community
- Transitional Minimal Traditional/Ranch architecture of immediate post-war period
- Material culture of c. 1950 modest residential design (stone/brick foundation)
- Continued community growth during mature program phase
- Long-term viability of Village Industries program supporting ongoing development
- Integration of national post-war housing trends in industrial community
- Site development patterns of c. 1950 with detached garage

The c. 1950 construction represents an important later phase of the district's development, showing that residential growth continued robustly throughout the Village Industries era and demonstrating the program's sustained economic impact on the community.

Factors Limiting Individual Eligibility:

- Aluminum siding replacement diminishes material integrity
- Mixed aluminum and vinyl replacement windows alter original fenestration

- Cumulative alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district's post-war residential development rather than individual architectural distinction
- Minimal Traditional/Ranch form, while historically representative, is relatively common for the period

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the post-war mature Village Industries period. Together with other c. 1950 properties, this residence illustrates how Ford's Village Industries communities continued to grow and develop housing throughout the program's duration, demonstrating the long-term economic stability and community vitality that Ford's decentralized operations provided. The property represents the type of modest, practical post-war worker housing that characterized successful Village Industries communities during the 1950s and shows how these communities participated in broader national post-war suburban residential expansion while maintaining their industrial-town 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), search for 58_138_03_0039_000 Lot 39; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29316 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0036_000 Lot 36 & 37 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092223		Long: -83.285901		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1960	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Painted brick masonry	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached carport	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1960-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Vinyl Windows

Historic Name	Unknown
Current/Common Name	29316 Sheeks Blvd S
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	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 residence at 29316 Sheeks Street presents as a one-story ranch dwelling that exemplifies the mature suburban residential architecture of circa 1960, representing the culminating phase of residential development that served Flat Rock's established industrial workforce during the final suburban expansion that characterized the community's complete evolution into a sophisticated suburban-industrial center throughout the Late Period of Significance. The building exhibits characteristic side-gabled roof configuration with painted brick masonry construction and attached carport that demonstrates the architectural sophistication and automobile-oriented planning that characterized residential development when Flat Rock had achieved full recognition as a successful model of suburban-industrial planning that provided quality residential neighborhoods while maintaining stable industrial employment. The structure demonstrates the refined, middle-class residential architecture that attracted established working families to Flat Rock during the community's mature suburban development, reflecting the complete evolution from modest worker housing to quality family homes that accommodated the sophisticated lifestyle expectations and automobile convenience requirements of circa 1960.

The building features a side-gabled roof system that creates the characteristic horizontal profile while providing structural efficiency and design sophistication that distinguished mature ranch architecture during the culminating period of American suburban development around 1960. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, streamlined appearance and refined proportions valued in late ranch design. The side-gabled configuration demonstrates the architectural maturity that characterized suburban development when ranch design had evolved to its most refined expressions that emphasized both construction efficiency and sophisticated residential character.

The exterior walls demonstrate painted brick masonry construction that reflects the quality material standards and architectural sophistication that characterized substantial residential development during the late 1950s and early 1960s. The painted brick construction provides refined residential appearance and structural durability while demonstrating the construction quality and aesthetic sophistication that characterized established suburban development in communities that had achieved long-term economic stability and mature residential markets. The painted brick masonry represents the architectural refinement and material quality that distinguished sophisticated family housing during the culminating suburban expansion of the early 1960s.

The window arrangement demonstrates the mature approach to fenestration that characterized sophisticated ranch design, with picture windows and traditional configurations arranged to maximize natural light and create visual connection between interior and exterior spaces through the emphasis on indoor-outdoor living that had become fully integrated into ranch architecture by 1960. The windows create bright, modern interior environments while reflecting the complete development of ranch design principles that emphasized integration with landscape and sophisticated spatial relationships that characterized mature suburban living. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and sophisticated integration with the landscape, with the side-gabled roof and painted brick construction creating architectural distinction while maintaining the ground-hugging profile that defined mature suburban design during the early 1960s. The attached carport demonstrates the complete integration of automobile convenience with residential architecture that had become standard in suburban design by this period, providing practical automobile accommodation while maintaining architectural harmony with the main structure.

The building includes refined design elements such as the careful window proportioning and sophisticated entrance treatment that demonstrate the attention to architectural refinement and design quality that characterized mature ranch construction during the culminating suburban period of the early 1960s. These design elements reflect the architectural sophistication and aesthetic maturity that distinguished premium residential development when suburban communities had achieved full architectural sophistication and residential distinction.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature ornamental plantings including the distinctive red maple, and sophisticated landscape design that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's mature suburban character throughout the early 1960s. The concrete driveway and suburban site planning demonstrate the refined residential environment that characterized mature suburban development when communities like Flat Rock had achieved recognition for sophisticated residential neighborhoods and architectural quality.

History of the Resource

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

In 1962, M.R. Mittlestat resided at 29316 Sheeks.[1] In 1971, M.R. Mittlestat resided at 29316 Sheeks.[2]

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 29316 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the culminating suburban development that demonstrated the complete success of Flat Rock's evolution into a sophisticated suburban-industrial center and its significance as mature ranch architecture that provided quality family housing reflecting the community's achievement of full suburban sophistication during the final expansion phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1960 ranch dwelling represents the culminating suburban development that demonstrated the complete success of Flat Rock's evolution from Ford's experimental Village Industries location to a fully established suburban-industrial center during the final phase of the post-war period, when sustained employment at Ford facilities and the broader industrial prosperity of southeastern Michigan had created stable demand for sophisticated family housing that reflected the community's achievement of complete suburban maturity and residential distinction. The property embodies the refined suburban development that served the established professional and skilled workforce families who had chosen Flat Rock as a permanent residential location, showing how mature ranch architecture provided quality housing solutions that reflected the community's complete success in achieving recognition as a premier example of suburban-industrial planning that combined industrial employment with sophisticated residential neighborhoods.

The significance of this property as culminating suburban architecture demonstrates the role of quality residential design in consolidating Flat Rock's reputation as a fully established community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural sophistication and complete residential amenities. The mature ranch design represents the architectural culmination that characterized suburban development when communities like Flat Rock had achieved recognition as premier examples of suburban-industrial planning that provided complete residential environments while maintaining stable industrial employment.

The dwelling reflects the complete housing market created by Flat Rock's sustained industrial success, which maintained employment opportunities that attracted workers seeking sophisticated residential accommodations that combined modern convenience with suburban character within the fully established community. The mature ranch design provided the refined, family-oriented living arrangements that appealed to established working families while offering the contemporary conveniences and architectural sophistication that reflected their expectations for permanent homeownership during the culminating suburban expansion of the early 1960s.

Evaluation of Integrity

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as culminating ranch architecture that served Flat Rock's sophisticated suburban development during the final expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's culminating suburban expansion during the final post-war period. The suburban setting preserves the community planning patterns that characterized sophisticated suburban-industrial development while maintaining the residential context that supported mature ranch construction during the early 1960s.

Design: The property exhibits excellent design integrity in its mature ranch characteristics, including the side-gabled roof configuration, painted brick masonry construction, sophisticated window arrangements, and integrated carport that distinguished quality suburban housing during the early 1960s. The building maintains the essential design characteristics that made it representative of the architectural sophistication that characterized Flat Rock's culminating suburban development.

Materials: The building maintains its painted brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the early 1960s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established and prosperous industrial workforce.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the culminating ranch period, reflecting the construction refinement and design maturity that made mature ranch housing attractive to established families while representing the community's achievement of complete suburban architectural sophistication.

Feeling and Association: The property conveys the early 1960s culminating suburban character that characterized Flat Rock's achievement of complete suburban-industrial community status, maintaining associative connections to the quality housing solutions and refined design approaches that reflected the community's complete success while preserving its connection to the sophisticated living standards that served the established and prosperous industrial workforce.

SHPO Compliance and Recommendation

The property at 29316 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the culminating suburban development that demonstrated the complete success of Flat Rock's evolution into a sophisticated suburban-industrial center and its significance as mature ranch architecture that provided quality family housing during the final expansion phase of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's achievement of complete suburban sophistication.

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_138_03_0036_000 Lot 36 & 37 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29336 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0034_301 Lots 34 & 35 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092224		Long: -83.285900		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1955	
Architectural Style	Ranch	
Building Form	1-story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Picture windows and single-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1955-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	28336 Sheeks Blvd S					
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	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 29336 Sheeks Boulevard is a single-story Ranch style residence constructed circa 1958. This property represents the mature suburban residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the high-quality Ranch architecture that became synonymous with American suburban prosperity during the late 1950s.

Overall Form and Massing:

The house exhibits the classic Ranch configuration with a low, horizontal single-story form that emphasizes integration with the landscape and modern suburban living principles. The building features a rectangular plan with hip roof configuration that creates a compact, unified appearance typical of late 1950s Ranch design. The overall massing is deliberately horizontal and ground-hugging, reflecting the Ranch style's emphasis on informal living, connection to outdoor spaces, and integration with generous suburban lot development.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the natural landscape rather than monumental foundation expression.

Exterior Wall Materials:

The exterior walls are clad entirely in red brick veneer, representing a premium material choice that demonstrates the quality construction standards and prosperity achieved during the mature phase of suburban development in the late 1950s. The consistent brick treatment creates visual unity across the facade and provides both durability and visual sophistication that distinguishes this property as a high-quality example of Ranch residential architecture. The red brick reflects the material preferences of the late 1950s when permanent, attractive, low-maintenance exterior materials became standard for quality suburban construction.

Roofing:

The roof features a hip configuration covered in dark asphalt composition shingles. The hip roof form is characteristic of sophisticated Ranch architecture, providing shelter while maintaining the low horizontal profile that defines the style. The roof extends with moderate eaves that provide weather protection and create shadow lines that enhance the horizontal emphasis typical of mature Ranch design.

Windows and Doors:

The fenestration pattern emphasizes horizontal groupings and generous openings characteristic of Ranch design. The front facade includes large picture windows and window groupings that provide natural light and visual connection to the landscaped front yard, reflecting Ranch preferences for indoor-outdoor living and integration with suburban landscape settings. Windows appear to include some replacement units that maintain appropriate sizes and proportions for the building's scale and Ranch design principles. The main entrance appears to be recessed or sheltered, providing weather protection while maintaining the clean, horizontal lines of the Ranch style.

Character-Defining Features:

Single-story Ranch massing with horizontal emphasis
Hip roof configuration with moderate eaves
Red brick veneer exterior providing durability and visual quality
Large horizontal window groupings typical of Ranch fenestration
Recessed or sheltered main entrance maintaining horizontal emphasis
Rectangular plan emphasizing efficient modern living
Low profile that emphasizes integration with suburban landscape
Material quality reflecting mature suburban construction standards of late 1950s

Site and Setting:

The property occupies a generous suburban lot with extensive maintained lawn areas that demonstrate the Ranch style's relationship to landscape and the prosperity that enabled such spacious residential development. Mature foundation plantings and landscape elements integrate the building with its setting while maintaining the suburban residential character that developed during the late 1950s phase of the Late Period of Significance. The spacious lot size and professional landscape treatment reflect the elevated standard of living and lifestyle preferences that characterized successful industrial communities during the late 1950s.

Accessory Resources:

No significant outbuildings are visible from the public right-of-way, though any garage or utility structures would likely be located at the rear of the property. The absence of prominent accessory structures maintains the clean, horizontal emphasis that characterizes quality Ranch 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.

In 1961-1970, Raymond McDonald lived 29336 Sheeks.[1]

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 29336 Sheeks Boulevard contributes significantly to the proposed Flat Rock Historical District as an excellent example of mature suburban residential development that represents the height of community prosperity during the Late Period of Significance (1920-1975). Constructed circa 1958, this Ranch style residence demonstrates the architectural sophistication, construction quality, and lifestyle preferences that characterized the community during the peak years of industrial success and suburban residential development.

National Register Criteria Evaluation

Criterion A (Events):

This property is highly significant under Criterion A as representative of the mature suburban residential development that demonstrates the successful culmination of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of circa 1958 places it within the period when the community had fully realized the benefits of Ford's industrial development and residents could invest in high-quality residential construction that reflected elevated lifestyle preferences and economic prosperity.

The Ranch architectural style with premium brick construction represents the full realization of post-war suburban residential ideals, demonstrating how successful industrial development enabled the community to embrace contemporary residential design principles that emphasized modern living, quality materials, and integration with landscape. This property shows how the community's industrial success created the economic foundation for residents to build substantial, sophisticated housing that embodied the height of American suburban residential development during the late 1950s.

The location on Sheeks Boulevard represents the continued expansion and maturation of residential development, demonstrating the geographic growth and sustained prosperity that characterized the community during the peak phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses exceptional significance under Criterion C as an outstanding example of Ranch residential architecture that represents the sophisticated development of American suburban residential design during the late 1950s. The red brick veneer construction, hip roof configuration, and horizontal emphasis demonstrate the key design principles and material quality that made Ranch architecture the dominant residential style during the height of American suburban prosperity.

The consistent use of premium materials (red brick veneer), sophisticated design integration, and emphasis on horizontal composition and landscape connection reflect the architectural preferences and construction standards that characterized prosperous suburban communities during the late 1950s. The property demonstrates the maturation of Ranch design from simple post-war housing to sophisticated residential architecture that accommodated contemporary lifestyle preferences while maintaining the highest construction quality standards.

Integrity Assessment

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

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

Design: EXCELLENT - The essential Ranch form, hip roof configuration, horizontal massing, and overall design composition remain intact, preserving the architectural character that defines high-quality Ranch design.

Setting: EXCELLENT - The suburban residential setting with generous lot size and landscape integration continues to reflect the Ranch style's emphasis on connection to outdoor living and the prosperity that enabled spacious suburban development.

Materials: EXCELLENT - The red brick veneer exterior appears to be original and maintains the property's material authenticity and visual quality, representing premium construction standards of the late 1950s.

Workmanship: EXCELLENT - The construction quality typical of late 1950s high-end residential development remains evident in the building's overall form, material integration, and architectural detailing.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities," (1961-71), for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: EXCELLENT - The property strongly conveys the sense of late 1950s suburban prosperity, modern residential design, and lifestyle preferences that characterized the height of the Late Period of Significance.

Association: EXCELLENT - The direct connection to the mature phase of Flat Rock's residential development and the community's industrial prosperity remains clear and intact, providing tangible association with the successful culmination of community transformation.

Historic District Contribution

This property makes an exceptional contribution to the proposed Flat Rock Historical District by representing the peak phase of suburban residential development that demonstrates the successful long-term impact of industrial development on community prosperity and residential sophistication. The Ranch architectural style with premium brick construction represents the culmination of post-war residential design evolution, showing how the community's industrial success enabled residents to embrace contemporary design principles that emphasized modern living and the highest quality construction standards.

The property's exceptional integrity and high-quality construction make it a potential anchor property for the district's architectural significance during the mature phase of development. It demonstrates how successful industrial communities could achieve residential standards that rivaled the best suburban development anywhere in the United States during the late 1950s.

Recommendation

CONTRIBUTING STATUS STRONGLY RECOMMENDED

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

Exceptional Historical Significance: Constructed during the peak phase of the Late Period of Significance (c. 1958), representing the successful culmination of industrial suburban development and community prosperity.

Outstanding Architectural Integrity: Retains excellent integrity in all seven aspects with premium construction quality that demonstrates the highest residential standards achieved during the Late Period of Significance.

Superior Construction Quality: The red brick veneer construction and sophisticated Ranch design represent the elevated construction standards that distinguish this property as an exceptional example of mature suburban residential architecture.

District Significance: Located on Sheeks Boulevard, demonstrating the continued expansion and maturation of residential development while representing the prosperity and architectural sophistication achieved during the peak phase of community 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 #58 138 03 0034 301 Lots 34 & 35 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29406 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 138 03 0033 00 Lot 33 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091686		Long: -83.285887		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1960
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Tan brick veneer masonry
Foundation Materials	Concrete
Window Materials	Wood (original); some vinyl replacement
Window Type	Picture windows and single-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1960-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name	Unknown		
Current/Common Name	29406 Sheeks Blvd S		
Historic/Original Owner	Unknown		
Historic Building Use	Single-family residence		
Current Building Use	Single-family residence		
Architect/Engineer/Designer	Unknown		

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 28406 Sheeks Boulevard is a single-story Ranch style residence constructed circa 1960. This property represents the mature suburban residential development that characterized the Late Period of Significance (1920-1972) in the proposed Flat Rock Historical District and exemplifies the Ranch architectural variations that developed during the height of American suburban expansion in the mid 1960s.

Overall Form and Massing:

The house exhibits a Ranch configuration with single-story massing, but features a distinctive front-gable roof orientation that creates visual variety within the Ranch typology. The building demonstrates a rectangular footprint with the gable end facing the street, creating a more vertical emphasis than typical side-gable Ranch examples while maintaining the horizontal residential scale characteristic of the style. This front-gable variation represents the architectural diversity that developed within Ranch design during the mature suburban period.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the landscape rather than monumental foundation expression.

Exterior Wall Materials:

The exterior walls feature a distinctive combination of materials that demonstrates the sophisticated material treatments characteristic of early 1960s Ranch construction. The lower portion of the front facade is clad in red brick veneer, providing visual weight and durability at the building's base. The upper gable end and remaining walls are clad in cream or beige-colored horizontal siding, creating visual contrast while maintaining the horizontal emphasis typical of Ranch design. This mixed-material approach reflects the period's preference for varied textures and visual interest within economical construction methods.

Roofing:

The roof features a front-gable configuration covered in asphalt composition shingles. The gable orientation creates a distinctive profile that distinguishes this property from typical hip-roof Ranch examples while maintaining the low-pitched roof angles characteristic of the style. The front-gable form provides both architectural variety and practical advantages for interior space utilization.

Windows and Doors:

The fenestration pattern includes large window openings characteristic of Ranch design, emphasizing natural light and visual connection to the landscape. The front facade appears to include picture windows or large window groupings that reflect Ranch preferences for generous glazing and indoor-outdoor living integration. The main entrance appears to be sheltered by a modest porch or entry overhang, providing weather protection while maintaining the simple, functional character typical of Ranch residential design.

Character-Defining Features:

Single-story Ranch massing with front-gable roof orientation

Mixed exterior materials: brick veneer base with horizontal siding

Front-gable roof creating vertical accent within horizontal Ranch composition

Large window openings emphasizing natural light and landscape connection

Simple entry treatment with functional weather protection

Rectangular building plan with efficient layout

Material combination reflecting early 1960s construction preferences

Integration with suburban landscape setting

Site and Setting:

The property occupies a typical suburban residential lot with maintained lawn areas and mature trees that provide natural framing and shade. The front yard includes foundation plantings and maintained grass areas that reflect the suburban residential character established during the mature phase of the Late Period of Significance. A concrete driveway provides vehicle access, and the overall site treatment demonstrates the suburban residential development patterns that characterized prosperous industrial communities during the early 1960s.

Accessory Resources:

A detached garage is visible in the background, representing typical Ranch-era residential development where automobile accommodation was integrated into residential planning while maintaining separation from the main house. The garage

appears to be contemporary with the main house and contributes to the property's integrity as a complete example of early 1960s suburban 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.

Roy Alexander was living at 29406 Sheeks from 1966 through 1971.[1] The home at 29406 Sheeks Blvd., has been in the Kuderik and Stasko families for over twenty years and is currently occupied by the Stasko Family.[2]

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 28406 Sheeks Boulevard contributes to the significance of the proposed Flat Rock Historical District as a representative example of the continued suburban residential development that characterized the final phase of the Late Period of Significance (1920-1975). Constructed in 1960, this Ranch style residence demonstrates the architectural continuity and ongoing community growth that occurred during the final years of Ford Motor Company's active industrial presence in the area, which continued until 1983.

Criterion A (Events):

This property is significant under Criterion A as part of the mature suburban residential development that represents the successful culmination of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of circa 1960 places it within the mature phase of the Late Period of Significance, when the community had achieved stable prosperity through industrial development and residents could invest in quality residential construction that reflected contemporary lifestyle preferences and economic security.

The Ranch architectural style with mixed materials and front-gable variation represents the sophisticated residential design options that became available to the community's residents during the height of suburban development. This property demonstrates how successful industrial development created the economic foundation for residents to build substantial, well-designed housing that embodied the prosperity and lifestyle preferences of the early 1960s.

The location on Sheeks Boulevard represents the continued expansion of residential development beyond the original Ford Avenue corridor, demonstrating the geographic growth and development success that characterized the mature phase of community transformation during the Late Period of Significance.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Sheeks Boulevard within the historic residential neighborhood context.

Design: GOOD - The essential Ranch form, front-gable roof configuration, and mixed-material exterior treatment remain intact, preserving the architectural character that distinguishes this property within the Ranch typology.

Setting: GOOD - The suburban residential setting with typical lot size and landscape treatment continues to reflect the Ranch style's integration with suburban development patterns and the community context of the early 1960s.

Materials: GOOD - The brick veneer and horizontal siding appear to be original materials that maintain the property's authenticity, though some windows may have been replaced with units that preserve appropriate proportions.

Workmanship: GOOD - The construction quality typical of early 1960s residential development remains evident in the building's overall form, material integration, and architectural detailing.

Feeling: GOOD - The property continues to convey the sense of early 1960s suburban residential development and the lifestyle preferences that characterized the mature phase of the Late Period of Significance.

Association: GOOD - The connection to the mature phase of Sheeks Boulevard residential development and the community's continued prosperity remains clear, providing association with the successful continuation of industrial suburban development.

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the mature phase of suburban residential development that demonstrates the continued success and growth of the community during the final

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1966-67) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

years of the Late Period of Significance. The Ranch architectural style with front-gable variation and mixed materials represents the architectural diversity and construction quality that characterized established suburban communities during the early 1960s.

The property's location on Sheeks Boulevard contributes to the geographic representation of the district's residential development, while the architectural design and construction quality demonstrate the continued prosperity and residential investment that characterized the community during the mature phase of its industrial transformation.

CONTRIBUTING STATUS RECOMMENDED

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

Within Extended Period of Significance: Constructed about 1960, within the Late Period of Significance (1920-1975), which accounts for Ford Motor Company's continued industrial activity in the area through 1983.

Historical Significance: Represents the continued suburban residential development that occurred during the final years of Ford's active industrial presence, demonstrating the ongoing community growth and prosperity that characterized the extended Late Period.

Architectural Continuity: Demonstrates the continuation of Ranch residential architecture preferences that remained popular through the mid-1970s, showing architectural continuity within the Late Period of Significance.

Geographic Representation: Located on Sheeks Boulevard, contributing to the district's representation of continued residential development expansion during the final phase of the Late Period.

District Integrity: The property contributes to the district's ability to represent the full scope of community development during the industrial transformation period, demonstrating how residential construction continued to serve the community's growing population throughout the Late 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58 138 03 0033 00 Lot 33 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29019 Sheeks				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0003_002 Lot 3 & 4 Henry Sheeks Sub (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094081		Long: -83.285303		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1900	
Architectural Style	Vernacular Two-Story/Folk Victorian	
Building Form	2-Story rectilinear building	
Roof Form	Side-gabled with cross gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum siding, painted yellow	
Foundation Materials	Concrete/Stone	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Social History
Period(s) of Significance	1900-1975 (Pre-existing/Early Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
Historic/Original Owner	Unknown
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown

Survey Date	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 residence at 29019 Sheeks Street presents as a two-story vernacular dwelling that exemplifies the turn-of-the-century residential architecture that predates Henry Ford's Village Industries establishment, representing the pre-existing community fabric that provided the foundation for Flat Rock's transformation into a suburban-industrial center during the Late Period of Significance. The building exhibits characteristic two-story rectangular massing with side-gabled roof configuration and cross-gabled elements that demonstrate the substantial residential construction that characterized Flat Rock's development as a rural mill community before becoming the site of Ford's innovative industrial experiment. The structure demonstrates the established, family-oriented residential architecture that provided the community foundation upon which Ford's Village Industries would build, reflecting the existing housing stock that contributed to Flat Rock's appeal as a location for industrial development that emphasized community character and established residential neighborhoods.

The building features a side-gabled roof system with cross-gabled elements that create architectural interest and provide additional interior space while demonstrating the traditional building forms that characterized substantial residential construction during the late nineteenth and early twentieth centuries. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in vernacular residential architecture. The cross-gabled configuration demonstrates the architectural complexity that characterized quality residential construction when Flat Rock was developing as a rural mill community with established family housing.

The exterior walls demonstrate horizontal aluminum siding construction painted in yellow that reflects both the traditional material standards and the maintenance approaches that have preserved the building's character throughout the period of Ford's Village Industries development and the community's subsequent suburban expansion. The consistent siding provides authentic period appearance and structural continuity while demonstrating the construction quality that characterized substantial residential development during the pre-industrial period. The yellow paint represents contemporary maintenance while preserving the traditional residential character that contributed to Flat Rock's appeal as a location for Ford's community-oriented industrial initiative.

The window arrangement demonstrates the systematic approach to fenestration that characterized traditional two-story residential design, with double-hung windows arranged in regular patterns that maximize natural light while maintaining the symmetrical composition and traditional proportions valued in vernacular residential architecture of the early twentieth century. The windows include original wood configurations in many locations with some vinyl replacements that maintain appropriate proportions, creating functional interior environments while reflecting the building's adaptation to changing residential needs throughout the period of community transformation.

The building exhibits the substantial character and traditional residential forms that distinguished established family housing in rural mill communities, with the two-story configuration providing ample family living space while maintaining the domestic scale and community character that would make Flat Rock attractive to Ford as a location for his Village Industries experiment. The traditional architectural forms and substantial construction demonstrate the quality residential foundation that existed before Ford's arrival and continued to contribute to the community's residential character throughout the industrial transformation.

The property includes rear additions that reflect the building's adaptation to changing residential needs throughout the period of community development, demonstrating the flexibility and continued utility of traditional residential forms during Flat Rock's transformation from rural mill community to suburban-industrial center. The additions maintain compatibility with the original structure while providing modern convenience appropriate to continued family use.

The property exhibits established residential landscape characteristics with mature lawn areas and foundation plantings that integrate the building with its neighborhood setting while reflecting the continuity of residential character that spans from the pre-industrial period through Ford's Village Industries development and the community's subsequent suburban expansion. The traditional residential character provides important context for understanding Flat Rock's development as a community that combined existing residential neighborhoods with innovative industrial planning.

History of the Resource

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

In 1931, Clarence Breen owned Lot 3 and Mark Breen owned Lot 4 in the Henry H. Sheeks Sub. [1] In 1939, Mark and Leith Breen were living at 29019 Sheeks.[2] In 1939, Edgar and Helen Smith were living at 29019 Sheeks.[3] In 1939, ME and Birdie Wagner were living at 29019 Sheeks.[4] In 1940, Mark and Leith Breen were living at 29019 Sheeks Blvd., and Mark was employed as a laborer for auto factory.[5] In 1940, William and Anna Westrick were living at 29019 Sheeks Blvd., and employed as a boiler maker helper for steam railroad.[6] In 1940, Edgar and Helen Smith were living at 29019 Sheeks Blvd., and employed as a clerk for auto factory.[7] In 1940, William and Catherine Nutt were living at 29019 Sheeks Blvd and employed as laborer for a factory.[8] In 1950, Mark and Leith Breen resided at 29019 Sheeks; and Mark worked as Die Maker at Auto Parts Manufacturing.[9] In 1963, Mark Breen resided at 29019 Sheeks.[10] In 1970, Mrs. June Watson was living at 29019 Sheeks.[11]

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 29019 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the pre-existing community fabric that provided the foundation for Henry Ford's Village Industries development and its significance as established residential architecture that contributed to Flat Rock's appeal as a location for Ford's community-oriented industrial experiment during the transformative years of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1900 two-story dwelling represents the pre-existing community fabric that provided the essential foundation for Henry Ford's Village Industries development, demonstrating the established residential character and community infrastructure that made Flat Rock attractive as a location for Ford's innovative experiment in combining industrial employment with rural community values during the transformative period beginning in 1920. The property embodies the substantial residential development that existed before Ford's arrival and continued to contribute to the community's residential character throughout the industrial transformation, showing how established housing stock provided essential

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 121; citing entry for Clarence Breen and Mark Breen; held by Brownstown Township Historical Society

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library

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

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

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 104, family ,Mark & Leith Green ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 105, family ,William & Anna Westrick ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[7] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 106, family ,Edgar & Helen Smith ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[8] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 105, family ,William & Catherine Nutt ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 318, for Mark & Leith Breen ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 31 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 50, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community foundation that enabled Ford's Village Industries to build upon existing neighborhood character rather than creating an entirely new industrial settlement.

The significance of this property as pre-existing community fabric demonstrates the role of established residential neighborhoods in enabling successful industrial development that emphasized community character and residential quality rather than purely industrial considerations. The substantial two-story design represents the quality residential foundation that existed in Flat Rock before Ford's arrival and provided the community character that would make the Village Industries experiment appealing to workers seeking family-oriented residential environments within established neighborhoods rather than typical industrial housing developments.

The dwelling reflects the established community character that attracted Henry Ford to select Flat Rock as the location for his Village Industries experiment, providing evidence of the pre-existing residential quality and community infrastructure that enabled the successful integration of industrial employment with rural community values. The traditional residential design provided the established neighborhood character that appealed to Ford's vision of industrial development that preserved and enhanced existing community character rather than displacing it with purely industrial considerations.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as pre-existing community fabric that provided the foundation for Flat Rock's transformation during the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that existed before Ford's Village Industries establishment and continued to provide residential context throughout the community's industrial transformation. The residential setting preserves the pre-existing community character that contributed to Flat Rock's appeal as a location for Ford's community-oriented industrial development.

Design: The property exhibits good design integrity in its traditional two-story residential characteristics, including the rectangular massing, side-gabled roof configuration with cross-gabled elements, and traditional architectural details that distinguished substantial residential construction during the pre-industrial period. The building maintains the essential design characteristics that made it representative of the established community fabric that provided the foundation for successful industrial development.

Materials: The building maintains its wood siding construction and traditional architectural elements that demonstrate the construction approaches that characterized substantial residential development during the pre-industrial period. The materials preserve the traditional character and architectural integrity that reflected the quality residential foundation that existed before Ford's arrival and continued to contribute to community character throughout the transformation period.

Workmanship: The construction demonstrates the building techniques and traditional design approaches that characterized quality residential development during the early twentieth century, reflecting the construction quality and architectural integrity that made established residential neighborhoods attractive foundations for Ford's community-oriented industrial development.

Feeling and Association: The property conveys the traditional residential character that characterized Flat Rock's pre-existing community fabric, maintaining associative connections to the established neighborhood quality and community infrastructure that enabled successful integration of industrial development with existing residential character while preserving its connection to the community foundation that made Ford's Village Industries experiment viable.

SHPO Compliance and Recommendation

The property at 29019 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the pre-existing community fabric that provided the foundation for Henry Ford's Village Industries development and its significance as established residential architecture that contributed to the community character essential for the success of Ford's innovative industrial experiment during the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community continuity that enabled successful integration of industrial development with existing residential neighborhoods and community 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29053 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0005_002 Lot 5 & 6 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093734	Long: -83.285116			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1928
Architectural Style	Vernacular Cottage/Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Complex gable with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete block
Window Materials	Mixed - some original wood with aluminum storm windows; some updated vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	Original single-car garage integrated under residence

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1928-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29053 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					

Survey Date	August 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 c. 1928 Craftsman-influenced vernacular cottage with integrated under-house garage is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents a pivotal moment in Flat Rock's history, constructed in the same year that Ford's Village Industries plant opened, making it among the earliest residential development directly associated with the beginning of the Village Industries period. The property is architecturally distinguished by its exceptional and increasingly rare integrated garage design, where the original single-car garage is located beneath the main living quarters with the porch structure cantilevered above. This innovative site planning and construction approach represents progressive 1920s residential design that maximized land use efficiency while fully integrating automobile accommodation into the dwelling's primary structure. The retention of some original wood windows with aluminum storm windows further enhances material integrity. While the property has undergone aluminum siding replacement, it retains its distinctive integrated garage configuration, complex roof form, mixed original and updated fenestration, and exceptional spatial organization that convey its identity as a 1928 automobile-era residence built at the inception of Ford's Village Industries program.

Integrated Under-House Garage - Exceptional Architectural Feature: The most significant and distinctive architectural feature of this property is the original single-car garage integrated beneath the main living floor, with the front porch structure extending over the garage opening. This configuration represents an innovative and relatively uncommon residential design solution from the late 1920s that maximized lot efficiency while providing essential automobile accommodation.

In this integrated garage design, the building is essentially constructed on two levels: the ground/basement level contains the garage accessed from the front or side, while the main living quarters occupy the raised first floor above. The front porch extends as a cantilevered or supported deck structure over the garage entrance, creating a distinctive multi-level facade composition. This design approach was more common in hilly or sloped terrain but was also employed on relatively flat lots as an innovative space-maximizing strategy.

The integrated garage design reflects several important aspects of late 1920s residential development:

1. **Progressive Automobile Integration:** Rather than treating the garage as a separate rear structure, this design fully integrated vehicle storage into the primary dwelling, anticipating the attached garage concept that would become standard decades later.
2. **Efficient Land Use:** By placing the garage beneath living quarters, the design maximized usable lot space, particularly valuable in village settings with standard-sized lots.
3. **Modern Construction:** The integrated garage required more sophisticated structural design and construction than simple detached garages, demonstrating access to skilled builders and modern construction techniques.
4. **Economic Efficiency:** Combining dwelling and garage under one roof structure was more economical than building separate structures, making this an attractive option for working-class homeowners.

The visible concrete block foundation at the garage level demonstrates solid construction appropriate to supporting the dwelling above. The garage opening with its decorative cross-braced doors or panels creates visual interest at the ground level and reflects craftsman-style detailing. The integration of garage and dwelling creates a distinctive vertical emphasis unusual for bungalow-era cottages, as the raised first floor creates more prominent elevation and presence.

The porch structure extending over the garage is particularly significant, as it demonstrates the architectural solution for creating outdoor living space despite the garage location below. This cantilevered or supported porch deck provides the covered outdoor area that was essential to bungalow design philosophy while accommodating the integrated garage beneath. The porch railings and supports visible in the photograph show this multi-level configuration, with stairs providing access between street level and the raised porch/entry level.

This integrated garage configuration is increasingly rare in residential districts, as many such properties have been significantly altered, had garages enclosed or converted, or have been demolished. The survival of this property with its distinctive integrated garage intact makes it architecturally significant and valuable for understanding progressive residential design approaches of the late 1920s.

The house exhibits characteristics of Craftsman Bungalow design adapted to the integrated garage configuration. The complex roof form includes multiple gables and dormers that create varied rooflines and provide light and headroom to upper floor spaces. The front-facing gabled dormer is particularly prominent, creating visual interest and indicating finished living space in the upper 1.5-story. The varied roof planes and multiple gables reflect Craftsman design principles emphasizing articulated massing and complex roof forms rather than simple boxes. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1928 construction date and Craftsman influences, the original exterior

was most likely wood clapboard or wood shingles, standard materials for late 1920s bungalow construction. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns. The underlying form and the distinctive integrated garage structure remain intact beneath the replacement siding.

Mixed Fenestration - Retention of Original Wood Windows: The property features mixed fenestration including both original wood windows with aluminum storm windows and updated replacement windows (including what appears to be a large picture window). The retention of some original wood windows is significant and enhances material integrity substantially. These original wood windows with aluminum storm windows provide authentic physical evidence of 1928 window construction, proportions, and craftsmanship.

The aluminum storm windows represent period-appropriate weatherization from the mid-to-late 20th century and actually protected the original wood windows, contributing to their survival. The mixed fenestration—combining retained original wood windows with some updated replacements including a picture window—documents the property's evolution over time and represents typical residential maintenance patterns.

The large picture window visible on the front facade represents a later alteration, likely from the 1950s-1960s post-war period when picture windows became popular for increasing natural light and creating visual connection between interior and exterior. While not original, this modification occurred within the period of significance and reflects typical mid-century residential modernization trends.

The foundation visible at the garage level is concrete block construction, appropriate to the structural requirements of supporting the dwelling above. The exposed foundation walls at the garage level provide important evidence of the construction methods used to create this innovative integrated design. The concrete block construction demonstrates solid, permanent building practices suitable for this multi-level residential configuration.

The raised porch structure extending over the garage is a character-defining feature that creates the distinctive multi-level facade composition. The porch railings, supports, and deck structure visible in the photograph show how the building integrated vertical circulation (stairs from street to porch level) with horizontal outdoor living space (porch deck) while accommodating the garage beneath. This complex spatial organization represents sophisticated residential design unusual for modest working-class housing.

The building's 1.5-story massing with prominent dormers creates substantial living space within a compact footprint. The vertical emphasis created by the raised first floor distinguishes this property from typical single-story bungalows and creates more prominent street presence. The complex roof form with multiple gables and dormers adds visual interest and architectural character.

The building's setting on Sheeks Street maintains the residential character of early Ford-era neighborhood development. The property continues to function as a single-family residence with integrated garage, maintaining its original use and innovative spatial configuration. The lot includes the distinctive sloped access drive leading to the under-house garage, documenting how the property was designed for vehicle access despite the integrated garage location.

Despite the replacement of exterior siding, the property retains exceptional aspects of integrity through: (1) the distinctive and rare integrated under-house garage configuration—the most architecturally significant feature, (2) retention of some original wood windows with aluminum storm windows, (3) complex original roof form with gables and dormers, (4) raised porch structure over garage, (5) overall spatial organization and multi-level design, and (6) functional integration of dwelling and vehicle storage that defined the property's original character.

The property maintains integrity of location (original site with integrated garage), design (distinctive multi-level configuration with garage beneath dwelling), workmanship (retained original windows and garage structure demonstrate 1928 construction quality), setting (early Ford-era residential neighborhood), feeling (innovative late 1920s automobile-integrated residence), and association (1928 construction contemporaneous with Flat Rock plant opening). The integrated garage configuration creates a property with exceptional architectural character that distinguishes it within the district's housing stock.

Character-defining features include the original single-car garage integrated beneath the main living floor (exceptional and rare configuration), the raised porch structure cantilevered or supported over the garage opening, the complex roof form with multiple gables and prominent dormers, the 1.5-story cottage massing with vertical emphasis created by raised first floor, the retention of some original wood windows with aluminum storm windows, the concrete block foundation visible at garage level, the sloped drive providing garage access, and the overall innovative spatial organization that fully integrated automobile accommodation into the primary dwelling structure rather than treating it as an ancillary feature.

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, D. Brown owned Lot 5 and Chas. Morgan owned Lot 6 in the Henry H. Sheeks Sub.[1] In 1939, Rexford and Pauline Smith and family were living at 29053 Sheeks.[2] In 1939, Wilson and Mildred Yardley and family were living at 29053 Sheeks.[3] In 1950, Steve and Mary Vincze resided at 29053 Sheeks; and Steve worked as a Machine Operator at an auto manufacturing plant.[4] In 1953, Steve Vincze was living at 29053 Sheeks.[5] In 1961, Steve Vincze was living at 29053 Sheeks.[6] In 1970, Steve Vincze was living at 29053 Sheeks.[7]

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. 1928 property is recommended as **Contributing to the Flat Rock Historical District** and is **Potentially Individually Eligible for the National Register** under **Criterion A for Community Planning and Development and Industry** and **Criterion C for Architecture**. The property's 1928 construction date—the same year Ford's Village Industries plant opened in Flat Rock—makes it historically significant as among the earliest residential development directly associated with the beginning of the Village Industries program, representing the inception moment of Flat Rock's transformation from rural community to industrial center. More significantly, the property possesses exceptional architectural distinction through its rare integrated under-house garage design, where the original single-car garage is located beneath the main living quarters with the porch structure extending above. This innovative configuration represents progressive late 1920s residential design that anticipated later attached garage concepts while maximizing lot efficiency and fully integrating automobile accommodation into the primary dwelling. The retention of this distinctive garage configuration combined with some original wood windows and complex roof form may support individual eligibility despite aluminum siding replacement. The property demonstrates both the immediate residential response to Ford's arrival and the architectural innovation of late 1920s automobile-era residential design.

Criterion A - Community Planning and Development and Industry:

Inception of Village Industries Period: Built circa 1928, the same year Ford opened the Flat Rock Village Industries plant, this house represents the immediate beginning of residential development associated with Ford's program. The property's construction date places it at the precise moment when Flat Rock transitioned from its pre-industrial character to its new identity as a Village Industries community. This timing makes the property particularly significant for understanding how the Village Industries program immediately impacted residential development patterns.

The 1928 construction could represent either: (1) residential development that occurred in direct response to the plant opening and anticipated employment opportunities, or (2) development already underway when the plant opened, representing the tail end of pre-Ford residential construction. Either interpretation makes this property historically significant—it captures the transition moment when the community's character began to change due to Ford's industrial investment.

Properties built in 1928 mark the beginning of the Flat Rock Historical District's period of significance and document the initial phase of the community's transformation. The 1928 date places this property at the absolute beginning of sustained residential expansion that would continue throughout the 1930s-1940s as the Village Industries program matured. This property embodies the first wave of residential development associated with the Village Industries program.

Progressive Automobile Integration: The integrated under-house garage design represents forward-thinking residential planning that anticipated the increasing centrality of automobiles to American domestic life. In 1928, when this house was built, automobiles were established necessities but garages were still often treated as secondary structures separated from

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for D. Brown and Chas. Morgan; held by Brownstown Township Historical Society

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

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

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 366, for Steve & Mary Vincze ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[5] 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), p. 10, for "Vincze"; held by Brownstown Historical Society, Brownstown, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

dwellings. This property's integrated garage design demonstrates progressive planning that recognized the automobile as an essential component of modern living that should be fully incorporated into residential design rather than accommodated as an afterthought.

This design approach was ahead of its time, anticipating the attached garage concept that would become standard in post-WWII suburban development but implementing it decades earlier through the innovative under-house configuration. The property demonstrates how some 1928 builders and homeowners were already thinking creatively about efficient integration of modern transportation needs into residential design.

Criterion C - Architecture (Potential Individual Eligibility):

Integrated Under-House Garage - Exceptional and Rare Design: The property possesses exceptional architectural distinction through its integrated under-house garage configuration, which is increasingly rare in residential districts. This design represents an innovative solution to the challenge of incorporating automobile storage into residential properties while maximizing lot efficiency and creating unified architectural composition.

Key aspects of the integrated garage's architectural significance:

1. **Innovative Spatial Organization:** The multi-level design with garage at ground level and dwelling above required sophisticated structural planning and construction techniques unusual for modest working-class housing. The building essentially functions as a two-story structure with vehicular and residential uses vertically stacked, creating complex spatial relationships.
2. **Unified Architectural Composition:** Rather than dwelling and garage appearing as separate elements, the integrated design created a unified building where all functions—residential, vehicular, outdoor living (porch)—were harmoniously combined under related roof structures. This holistic design approach demonstrates architectural sophistication.
3. **Efficiency and Modernism:** The integrated garage maximized usable lot space and represented modern, efficient residential planning. The design reflected progressive 1920s thinking about rational organization of domestic space and full integration of modern conveniences.
4. **Rarity and Survival:** Integrated under-house garages from the 1920s are increasingly rare. Many such properties have been altered, had garages enclosed or converted to other uses, or been demolished. The survival of this property with its distinctive garage configuration intact and still functioning makes it architecturally significant.
5. **Structural Achievement:** Supporting residential living space above a garage opening required solid construction and proper structural design. The concrete block foundation and integrated structural system demonstrate quality construction methods and builder skill.

The integrated garage design distinguishes this property architecturally within the district and regionally. While attached garages would become standard later, this 1928 example of fully integrated garage-beneath-dwelling design represents early experimentation with concepts that wouldn't become widespread for another two decades. The property demonstrates architectural innovation in modest residential construction.

Complex Roof Form and Massing: The complex gabled roof with prominent dormers creates architectural character beyond simple cottage forms. The varied roof planes, multiple gables, and vertical emphasis (created by the raised first floor) give this property distinctive presence and visual interest. The architectural character is enhanced rather than diminished by the raised configuration necessitated by the integrated garage.

Retained Original Windows: The survival of some original wood windows with aluminum storm windows provides authentic material evidence of 1928 construction and enhances the property's architectural integrity. These retained windows document original craftsmanship and design intentions despite other alterations.

Potential Individual Eligibility Assessment: The exceptional integrated under-house garage configuration may support individual National Register eligibility under Criterion C despite aluminum siding replacement. Properties with rare and distinctive design features can sometimes achieve individual eligibility when:

1. The distinguishing architectural feature is exceptional and rare (✓ integrated garage increasingly uncommon)
2. The significant feature remains intact and functional (✓ garage configuration survives)
3. The design represents important innovations or trends (✓ progressive automobile integration)
4. The property retains sufficient integrity to convey its significance (✓ garage, roof form, some original windows intact)

The integrated garage is the kind of distinctive architectural feature that can overcome material alterations to surface treatments (siding) because the fundamental design innovation—the spatial organization and structural system—remains intact and clearly visible. The garage configuration is evident in the raised first floor, the porch structure, the ground-level

garage opening, and the overall building form. These character-defining spatial and structural features survive despite siding replacement.

Additional research would strengthen individual eligibility case:

- Comparative analysis of other 1920s integrated garage residences in region
- Documentation of how common or rare this design type was
- Research into builder/original owner
- Assessment of interior features if accessible

Integrity Assessment: The replacement of original siding with aluminum has compromised material integrity of wall surfaces. However, the property retains exceptional integrity of design through the integrated garage configuration (most architecturally significant feature), complex roof form, some original wood windows, and overall spatial organization. The property maintains integrity of location, design (distinctive multi-level configuration), workmanship (retained windows and garage structure), setting, feeling (innovative 1928 automobile-integrated residence), and association (1928 Ford-era construction).

For potential individual eligibility under Criterion C, the critical question is whether the retained architectural features—particularly the exceptional integrated garage configuration—are sufficiently significant to overcome siding replacement. The rarity of this design type, the integrity of the garage configuration, and the retention of complex roof form and some original windows suggest this property may meet the threshold for individual architectural significance.

For contributing status within the district, the property clearly qualifies through both its 1928 Ford-era construction date (Criterion A) and its distinctive integrated garage design (Criterion C enhancement).

Recommendation: CONTRIBUTING (POTENTIALLY INDIVIDUALLY ELIGIBLE)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and as POTENTIALLY INDIVIDUALLY ELIGIBLE for the National Register with additional architectural research and comparative analysis.

Reasons Supporting Contributing Status:

1. **Critical 1928 Construction Date:** Built the same year Ford's Flat Rock plant opened, representing the inception moment of Village Industries-era residential development.
2. **Exceptional Integrated Garage:** Original single-car garage beneath dwelling with porch above represents rare and innovative late 1920s automobile-integrated residential design.
3. **Architectural Innovation:** Multi-level configuration with vertically stacked vehicular and residential uses demonstrates progressive spatial planning unusual for modest housing.
4. **Retained Original Windows:** Survival of some wood windows with aluminum storms provides authentic 1928 material evidence.
5. **Complex Roof Form:** Multiple gables and prominent dormers create distinctive architectural character.
6. **Functional Integrity:** Integrated garage remains functional in original configuration, not converted or enclosed.
7. **Efficient Design:** Under-house garage maximized lot efficiency while fully integrating automobile accommodation.
8. **Historical Association:** 1928 construction contemporaneous with plant opening creates direct association with Village Industries program inception.

Factors Supporting Potential Individual Eligibility Under Criterion C:

1. **Rare Architectural Type:** Integrated under-house garage from 1920s increasingly uncommon and represents distinctive design approach.
2. **Exceptional Design Feature:** Multi-level spatial organization with garage/dwelling integration demonstrates architectural innovation beyond typical cottage construction.
3. **Intact Distinctive Feature:** The integrated garage configuration—the most architecturally significant element—survives intact and functional.
4. **Progressive Design:** Anticipated attached garage concept by decades, demonstrating forward-thinking residential planning.
5. **Structural Achievement:** Supporting dwelling above garage required sophisticated construction unusual for working-class housing.
6. **Architectural Rarity:** Comparative research likely to show this design type is uncommon regionally and nationally.

Recommendation for Individual Eligibility Research:

- Comparative analysis of 1920s integrated garage residences in Michigan and nationally
- Research into prevalence of under-house garage designs in late 1920s
- Documentation of builder and construction methods if records available
- Assessment of interior features related to garage integration
- Evaluation of how many similar properties survive intact regionally

Citation and Documentation Needs: Additional documentation should include measured drawings showing garage integration, historical photographs if available, and comparative analysis with other 1920s garage-integrated residences to establish rarity and significance of this design type.

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_138_03_0005_002 Lot 5 & 6 in Henry Sheeks Sub. (June 1922) generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29065 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0007_000 Lot 7 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093524		Long: -83.285277		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1946	
Architectural Style	Ranch/Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Wood (original); some vinyl replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached carport/garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1946-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29065 Sheeks Blvd S					
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	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 residence at 29065 Sheeks Street presents as a one-story brick ranch dwelling that exemplifies the transitional residential architecture of the late 1940s, representing the evolution from pre-war traditional styles to the full ranch-style suburban development that would characterize post-war residential construction throughout the Late Period of Significance in Flat Rock's development. The building exhibits distinctive L-shaped massing with cross-gabled roof configuration and quality brick masonry construction that demonstrates the architectural sophistication and material quality that characterized residential development during Flat Rock's transition from wartime to peacetime suburban expansion. The structure demonstrates the substantial, middle-class residential architecture that attracted established working families to Flat Rock during the community's evolution from Ford's experimental Village Industries to a mature suburban-industrial center with quality residential neighborhoods.

The building features a cross-gabled roof system that creates visual interest and architectural sophistication while accommodating the L-shaped floor plan that became characteristic of transitional ranch design during the late 1940s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean lines valued in emerging ranch architecture. The cross-gabled configuration demonstrates the architectural complexity that characterized quality residential construction when ranch design was evolving from traditional forms into the streamlined suburban architecture that would dominate the 1950s.

The exterior walls demonstrate red brick masonry construction that reflects the quality material standards and architectural permanence that characterized substantial residential development during the late 1940s. The consistent brick construction provides authentic post-war appearance and structural durability while demonstrating the construction quality that characterized established suburban development in communities that had achieved economic stability. The brick masonry represents the architectural sophistication and material investment that distinguished quality family housing during the transition from wartime constraints to peacetime suburban prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized transitional ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and integration of indoor-outdoor spaces that would become central to ranch architecture. The windows include both traditional double-hung configurations and picture windows that create bright, modern interior environments while reflecting the evolution from traditional residential design to the contemporary suburban architecture that emphasized natural light and spacious living arrangements. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and ground-hugging profile, with the L-shaped plan creating sheltered outdoor spaces and visual complexity that distinguished quality ranch design during the late 1940s. The multiple wings and cross-gabled roof create architectural interest while maintaining the single-story convenience that became central to suburban family living. The front entrance is positioned within the building's wing configuration to provide practical access while maintaining the sophisticated architectural composition.

The property includes attached carport or garage accommodation that demonstrates the automobile-oriented planning that had become essential in suburban design by the late 1940s, reflecting the integration of automobile convenience with quality residential architecture. The attached automobile accommodation maintains the architectural character while providing modern convenience appropriate to established suburban families.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees, and foundation landscaping that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's sustained suburban expansion throughout the post-war period. The concrete driveway and suburban site planning demonstrate the mature suburban design principles that characterized late 1940s residential development when automobile-oriented planning had become fully integrated with quality residential architecture.

History of the Resource

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

In 1931 and 1939, Dorothy Viles owned Lot 7 in the Henry H. Sheeks Sub.[1] In 1950, Charles and Anna Fossett resided at 29065 Sheeks; and Charles and Anna worked as Conductor at Railroad.[2] In 1953, Charles A. Fossett was living at 29065 Sheeks.[3] In 1961, Charles A. Fossett was living at 29065 Sheeks.[4] In1970, Mrs. Charles A. Fossett was living at 29065 Sheeks.[5]

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 29065 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the transitional post-war suburban development that demonstrated Flat Rock's evolution from wartime industrial community to established suburban center, and under Criterion C: Architecture for its significance as quality brick ranch architecture that embodies the sophisticated design approaches that characterized residential development during the transition from traditional to ranch-style suburban architecture throughout the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1948 brick ranch dwelling represents the transitional suburban development that demonstrated Flat Rock's evolution from wartime industrial community to established peacetime suburban center during the critical post-war period when sustained employment at Ford facilities and expanding manufacturing operations created demand for quality family housing that reflected the rising prosperity and established community character of the late 1940s. The property embodies the sophisticated suburban development that served the established workforce families who had committed permanently to Flat Rock's industrial community, showing how quality brick ranch architecture provided essential housing solutions that reflected the community's transition from experimental Village Industries location to mature suburban-industrial center with architectural sophistication appropriate to established residential neighborhoods.

The significance of this property as transitional ranch architecture demonstrates the role of quality suburban design in consolidating Flat Rock's character as an established industrial community that could attract and retain workforce families seeking permanent homeownership in neighborhoods that combined suburban convenience with architectural quality. The brick ranch design represents the architectural evolution that characterized suburban development when communities like Flat Rock had achieved recognition as successful models of suburban-industrial planning that provided quality residential environments for industrial workforce families.

Architectural Significance Under Criterion C: Architecture

This brick ranch dwelling demonstrates significance under Criterion C for its embodiment of the distinctive characteristics of transitional ranch architecture that represents the evolution from pre-war traditional residential forms to the mature ranch-style suburban development that would characterize American residential construction throughout the 1950s and beyond. The L-shaped plan with cross-gabled roof configuration and quality brick masonry construction illustrates the architectural sophistication and design complexity that distinguished quality ranch development during the formative period of ranch architecture in the late 1940s.

The building represents an important example of the architectural transition that occurred in American suburban development during the late 1940s, when traditional building forms were being adapted to accommodate the lifestyle preferences and spatial requirements that would define post-war suburban living. The brick construction and sophisticated massing demonstrate the quality and permanence that characterized residential architecture when suburban communities were establishing their long-term character and architectural identity.

Evaluation of Integrity

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Dorothy Viles; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 201, entries for Dorothy Viles; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 364, for Charles & Anna Fossett ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[3] 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), p. 6, for "Chas. A. Fossett"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical and architectural significance as transitional ranch architecture that served Flat Rock's established suburban development during the post-war transition phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's sustained suburban expansion during the post-war transition period. The suburban setting preserves the community planning patterns that characterized mature suburban-industrial development while maintaining the residential context that supported quality brick ranch construction during the late 1940s.

Design: The property exhibits excellent design integrity in its transitional ranch characteristics, including the L-shaped plan, cross-gabled roof configuration, brick masonry construction, and sophisticated architectural details that distinguished quality suburban housing during the late 1940s. The building maintains the essential design characteristics that made it representative of the architectural evolution that characterized Flat Rock's transition to established suburban community status.

Materials: The building maintains its brick masonry construction and essential architectural elements that demonstrate the quality material approaches that characterized substantial suburban development during the late 1940s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established industrial workforce seeking permanent homeownership.

Workmanship: The construction demonstrates the building techniques and architectural sophistication that characterized quality suburban development during the transitional ranch period, reflecting the construction refinement and design complexity that made quality brick ranch housing attractive to established families while representing the community's evolution to suburban architectural sophistication.

Feeling and Association: The property conveys the late 1940s transitional suburban character that characterized Flat Rock's evolution to established industrial community status, maintaining associative connections to the quality housing solutions and sophisticated design approaches that reflected the community's architectural maturation while preserving its connection to the substantial living standards that served the established industrial workforce.

SHPO Compliance and Recommendation

The property at 29065 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criteria A and C for its representation of the transitional post-war suburban development that demonstrated Flat Rock's evolution to established suburban-industrial character and its significance as quality brick ranch architecture that embodies the sophisticated design approaches of the late 1940s during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's architectural evolution and suburban sophistication during the critical post-war transition 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_138_03_0007_000 Lot 7 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29105 Sheeks Blvd. (South				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0008_000 Lot 8 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093393	Long: -83.285274			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1952	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1952-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29105 Sheeks Blvd S						
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	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 residence at 29105 Sheeks Street presents as a one-story ranch dwelling that exemplifies the post-World War II suburban residential architecture of the early 1950s, representing the mature phase of residential development that served Flat Rock's sustained industrial workforce during the continued expansion of the community's suburban-industrial character throughout the Late Period of Significance. The building exhibits the characteristic horizontal massing with hip roof configuration and integrated indoor-outdoor living concepts that defined quality ranch architecture during the peak period of American suburban development. The structure demonstrates the established, middle-class residential architecture that attracted working families to Flat Rock during the community's sustained industrial prosperity, reflecting the evolution from modest worker housing to more substantial suburban homes that accommodated rising living standards and changing domestic expectations during the post-war boom.

The building features a hip roof system that creates the characteristic low-profile silhouette while providing structural efficiency and visual sophistication that distinguished quality ranch architecture during the early 1950s. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the clean, horizontal lines valued in mid-century suburban design. The hip roof configuration demonstrates the architectural maturity that characterized suburban development when ranch design had become the dominant form of American residential architecture.

The exterior walls demonstrate horizontal aluminum siding construction that reflects the continued use of traditional materials while incorporating the streamlined design approaches and refined proportions that characterized mature ranch architecture during the early 1950s. The consistent aluminum siding provides authentic mid-century appearance and visual continuity while demonstrating the construction quality that characterized established suburban development. The siding appears to be painted in neutral colors that enhance the building's clean, modern character while reflecting the sophisticated aesthetic preferences of the early 1950s.

The window arrangement demonstrates the systematic approach to fenestration that characterized mature ranch design, with windows arranged to maximize natural light and create visual connection between interior and exterior spaces through the large picture windows that became characteristic of 1950s suburban architecture. The windows include both double-hung configurations and picture windows that create bright, modern interior environments while reflecting the emphasis on indoor-outdoor living that distinguished quality ranch design. The combination of original and compatible replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The building exhibits the characteristic ranch emphasis on horizontal lines and integration with the landscape, with the hip roof and extended eaves creating sheltered outdoor spaces that demonstrate the indoor-outdoor living concepts that distinguished mature suburban design during the early 1950s. The front entrance is positioned to maintain the horizontal emphasis while providing practical access, reflecting the sophisticated design principles that characterized established ranch architecture.

The property includes a detached garage that provides automobile accommodation while maintaining the scale and character appropriate to quality ranch architecture from the early 1950s, reflecting the automobile-oriented planning that had become fully integrated into suburban design by this period. The garage demonstrates the practical convenience and modern lifestyle expectations that characterized mature suburban development.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, mature shade trees, and foundation landscaping that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood as part of Flat Rock's sustained suburban expansion throughout the post-war period. The concrete driveway and suburban site planning demonstrate this.

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 1961, Robert G. Caraway was living at 29105 Sheeks.[1] In 1971, Robert G. Caraway was living at 29105 Sheeks.[2]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks 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.

The property at 29105 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the mature post-war suburban development that demonstrated the sustained success of Flat Rock's industrial economy and its significance as quality ranch architecture that provided modern family housing reflecting the rising living standards and established community character during the peak suburban expansion of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1952 ranch dwelling represents the mature suburban development that demonstrated the sustained prosperity of Flat Rock's industrial economy during the peak post-war period, when continued employment at Ford facilities and the broader industrial expansion of southeastern Michigan had created stable demand for quality family housing that reflected the rising living standards and established suburban expectations of the industrial workforce. The property embodies the sophisticated suburban development that served the skilled and established workforce that had become permanently committed to Flat Rock's industrial community, showing how quality ranch architecture provided essential housing solutions that reflected the community's evolution from an experimental Village Industries location to an established suburban-industrial center with mature residential neighborhoods.

The significance of this property as mature ranch architecture demonstrates the role of quality suburban design in consolidating Flat Rock's character as an established industrial community that could attract and retain workforce families seeking permanent homeownership in a stable suburban environment. The hip roof ranch design represents the architectural sophistication that characterized suburban development when Flat Rock had achieved recognition as a successful model of suburban-industrial planning that combined industrial employment with quality residential neighborhoods.

The dwelling reflects the established housing market created by Flat Rock's sustained industrial success, which maintained employment opportunities that attracted workers seeking quality residential accommodations that combined modern convenience with suburban character within the established community. The ranch design provided the modern, family-oriented living arrangements that appealed to established working families while offering the contemporary conveniences and architectural sophistication that reflected their expectations for permanent homeownership during the peak suburban expansion of the early 1950s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as mature ranch architecture that served Flat Rock's established suburban development during the peak expansion phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that developed as part of Flat Rock's sustained suburban expansion during the peak post-war period. The suburban setting preserves the community planning patterns that characterized mature suburban-industrial development while maintaining the residential context that supported quality ranch construction during the early 1950s.

Design: The property exhibits good design integrity in its ranch characteristics, including the one-story hip roof configuration, horizontal massing, integration of indoor-outdoor living spaces, and sophisticated architectural details that distinguished quality suburban housing during the early 1950s. The building maintains the essential design characteristics that made it representative of the mature suburban development that characterized Flat Rock's established community status.

Materials: The building maintains its aluminum siding construction and essential architectural elements that demonstrate the quality material approaches that characterized mature suburban development during the early 1950s. The materials preserve the ranch character and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's established industrial workforce.

Workmanship: The construction demonstrates the building techniques and design sophistication that characterized quality suburban development during the peak ranch period, reflecting the construction refinement and architectural maturity that made quality ranch housing attractive to established families while representing the community's evolution to suburban sophistication.

Feeling and Association: The property conveys the early 1950s suburban character that characterized Flat Rock's mature development as an established industrial community, maintaining associative connections to the quality housing solutions and sophisticated design approaches that reflected the community's success while preserving its connection to the modern living standards that served the established industrial workforce.

SHPO Compliance and Recommendation

The property at 29105 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the mature post-war suburban development that demonstrated the sustained success of Flat Rock's industrial economy and its significance as quality ranch architecture that reflected the community's evolution to established suburban-industrial character during the peak expansion of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's maturation into a sophisticated suburban-industrial center with quality residential neighborhoods.

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_138_03_0008_000 Lot 8 in Henry Sheeks Sub. (June 1922);generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0009_000 Lot 9 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093247		Long: -83.285183		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1925	
Architectural Style	Vernacular Bungalow/Craftsman Influence	
Building Form	1.5-Story rectilinear building	
Roof Form	Complex with front gable, side gables, and dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete block with dark paint/stain	
Window Materials	Some original wood with aluminum storm windows; some updated vinyl	
Window Type	Double-hung sash	
Outbuildings	Yes ☐	No ☐
Number/Type:	1 - Original detached garage (rear)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District	
Not Eligible ☐					

Area(s) of Significance	Community Planning and Development; Industry; Social History
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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	August 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 c. 1925 Craftsman-influenced vernacular cottage is a 1.5-story residential structure situated on Sheeks Street in Flat Rock. The building represents pre-Village Industries residential development that existed approximately three years before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. A particularly significant feature is the retention of some original wood windows with aluminum storm windows alongside updated replacement windows, providing important evidence of the property's gradual evolution and showing authentic historic fenestration materials. The survival of the original detached garage further enhances the property's integrity and documentation of 1920s automobile-era site development. While the main house has undergone vinyl siding replacement, it retains its complex roof form, mixed original and updated fenestration that includes surviving wood windows, and authentic period garage, allowing the property to convey its identity as a mid-1920s bungalow-era residence.

The house exhibits characteristics of Craftsman Bungalow and vernacular cottage design typical of mid-1920s working-class residential construction. The complex roof form includes a prominent front-facing gable, side gables creating an L-shaped or cross-gabled configuration, and what appears to be a gabled dormer providing light and headroom to upper floor spaces. This varied roofline creates visual interest and architectural character while maximizing usable interior space under the roof structure. The multiple gables and dormers reflect Craftsman design principles that emphasized varied roof forms and articulated massing rather than simple box-like shapes.

The front-gabled section creates vertical emphasis on the facade, while side wings extend the building horizontally, creating the irregular massing and complex footprint characteristic of bungalow-era residential design. This asymmetrical composition represents the Craftsman aesthetic that favored picturesque informality over rigid symmetry. The varied roof forms, with their multiple gables and intersecting planes, create the kind of visual complexity that distinguishes bungalow architecture from simpler cottage forms. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

The gabled dormer projecting from the main roof provides essential light and ventilation to upper story spaces, making the 1.5-story configuration functionally viable for bedrooms or other living spaces. Dormers were standard features of bungalows and cottages where attic spaces were finished for residential use, representing economical ways to maximize living area within modest building footprints.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the c. 1925 construction date and Craftsman Bungalow style, the original exterior was most likely wood clapboard or possibly wood shingles, both common materials for bungalow construction of this period. The vinyl siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

Mixed Fenestration - Retention of Original Wood Windows: A particularly significant feature for integrity assessment is the property's mixed fenestration, which includes both original wood windows with aluminum storm windows and updated vinyl replacement windows. The retention of some original wood windows is noteworthy and enhances the property's material integrity substantially compared to properties where all windows have been replaced.

Original wood windows with aluminum storm windows represent an authentic preservation approach common during the mid-to-late 20th century, when property owners sought to improve energy efficiency while retaining original window materials. The aluminum storm windows, while additions themselves, demonstrate period-appropriate weatherization practices and actually protected the original wood windows from weather deterioration, contributing to their survival. The presence of these original wood windows with storms provides important physical evidence of 1920s window construction, glazing patterns, proportions, and craftsmanship.

The mixed fenestration—combining retained original wood windows with some updated vinyl replacements—documents the property's evolution over time and represents typical residential maintenance patterns where windows are replaced gradually as budgets allow rather than all at once. This pattern of selective replacement is common in working-class neighborhoods and provides insight into how properties evolve over decades of continuous residential use.

The original wood windows likely feature period-appropriate glazing patterns, possibly with multi-light upper sashes or simple divided lights typical of 1920s bungalow construction. Their survival, even if only partial, provides valuable documentation of original fenestration character and construction methods. The updated vinyl windows, while lacking the material authenticity of wood, appear to maintain appropriate proportions and double-hung configurations compatible with the building's character.

The foundation features concrete block construction with what appears to be recent dark veneer or coating applied to the visible foundation walls. This treatment creates a uniform dark base that contrasts with the lighter vinyl siding and may represent recent weatherproofing or aesthetic enhancement. The foundation treatment, while not original, provides weather protection and creates visual definition between foundation and walls.

A covered front porch or entry provides sheltered access and creates welcoming residential character. The porch with its stair and railing system appears to be well-maintained or rebuilt, providing functional access to the raised first floor. The porch reflects Craftsman design principles emphasizing indoor-outdoor connections and covered outdoor living spaces.

Original Garage - Significant Historic Outbuilding: The retention of the original detached garage at the rear of the property significantly enhances the property's integrity and historical authenticity. The survival of this 1920s garage is noteworthy, as many early automotive outbuildings have been demolished, replaced with larger modern structures, or significantly altered. The original garage provides important physical evidence of how c. 1925 properties were planned and developed to accommodate automobile ownership during the transitional period when personal vehicles were becoming standard for middle-class families but garages remained modest, single-car structures.

The original garage documents 1920s automobile-era site planning and construction practices. Its survival creates a more complete picture of residential property development during the mid-1920s than the main house alone could provide, illustrating how entire residential sites—not just primary dwellings—were organized to accommodate modern transportation needs. The garage's placement at the rear of the property reflects typical urban and village planning patterns that kept vehicle storage and service functions separated from primary street facades.

The building's setting on Sheeks Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature trees and landscaping that contribute to the established residential streetscape character.

Despite the replacement of original siding, the property retains important aspects of integrity including location, design, partial workmanship (through retained wood windows), setting, feeling, and association. Most significantly, the complex roof form with multiple gables and dormer, the asymmetrical bungalow massing, the retention of some original wood windows with aluminum storm windows, and the survival of the original garage create a property that maintains considerable authenticity and continues to convey its identity as a c. 1925 Craftsman-influenced bungalow from the pre-Ford era.

The combination of complex original roof form, partially retained original fenestration, and authentic period garage make this property more intact than many altered residences, as the most architecturally significant features—roof configuration and some original windows—survive alongside the important site feature of the original garage.

Character-defining features include the complex roof form with front gable, side gables, and dormer creating varied rooflines, the asymmetrical bungalow massing with multiple wings, the 1.5-story cottage scale, the retention of some original wood windows with aluminum storm windows documenting authentic 1920s fenestration, the covered front porch with stair access, the overall bungalow-era proportions and character, and most importantly, the original detached garage documenting 1920s automobile-era site development and residential planning patterns.

History of the Resource

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

In 1931, James Abar owned Lot 9 and in 1939, Leland F. Alexander owned Lot 9 in the Henry H. Sheeks Sub.[1] In 1948, Merton Neese resided at 29115 Sheeks.[2] In 1950, Charles and Donelda Sworden and sons resided at 29115 Sheeks; and Charles worked as crew dispatcher at Railroad.[3] In 1950, Rae and Mary Brown resided at 29115 Sheeks; and Rae worked as a sales agent for life insurance.[4] Charles Sworden resided at 29115 Sheeks from 1959 through 1971.[5]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for James Abar; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Leland F. Alexander; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 362, for Charles & Donelda Sworden and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 34, dwelling 363, for Rae & Mary Brown ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 35 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Sheeks. 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. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's c. 1925 construction date—approximately three years before Ford's Village Industries plant opened in Flat Rock—places it among the pre-existing residential development that established the community foundation Ford would later build upon. The retention of some original wood windows with aluminum storm windows and the survival of the original detached garage significantly enhance the property's integrity and provide important documentation of 1920s residential construction and site development. While the main house has experienced vinyl siding replacement, it retains sufficient integrity of design, partial workmanship, location, setting, feeling, and association—substantially enhanced by retained original windows and authentic garage—to contribute meaningfully to the district's significance as part of the pre-Ford residential fabric that characterized Flat Rock before the Village Industries transformation.

Criterion A - Community Planning and Development and Industry: Built circa 1925, approximately three years before Ford opened the Flat Rock Village Industries plant in 1928, this house represents the established residential community that existed before Ford's arrival. The property demonstrates that Flat Rock was a functioning community with quality housing stock—including architecturally interesting bungalow-style residences—before the Village Industries program began. This pre-existing residential development provided the community infrastructure and housing base that supported Ford's subsequent industrial investment and was a critical factor in Ford's decision to locate decentralized manufacturing operations in existing communities rather than creating entirely new company towns.

The c. 1925 construction date places this property at the very beginning of the district's 1920-1975 period of significance, representing Flat Rock's character immediately before the industrial transformation. Properties from this pre-1928 period illustrate what the community was like as a small residential settlement before becoming part of Ford's innovative decentralized manufacturing experiment. This early construction date makes the property valuable for understanding the pre-existing conditions and community character that Ford found attractive for Village Industries development.

Pre-Village Industries Foundation: The property embodies the residential character of Flat Rock as it existed before the Village Industries program, representing the community foundation essential to the program's success. Ford specifically sought existing communities with established infrastructure, housing stock, civic institutions, and social fabric rather than creating company towns from scratch. The presence of solid residential development like this c. 1925 bungalow demonstrated community stability, viability, and quality that made Flat Rock an attractive location for Ford's industrial investment.

The property's pre-1928 construction makes it part of the essential historical context for understanding how the Village Industries program was implemented. These pre-existing properties represent what Ford found when he came to Flat Rock, and their presence was crucial to his decision to locate there and to the program's subsequent success.

Retention of Original Wood Windows - Enhanced Material Integrity: The survival of some original wood windows with aluminum storm windows significantly enhances this property's integrity compared to fully altered residences. These retained wood windows provide authentic physical evidence of 1920s residential construction, glazing patterns, window proportions, and craftsmanship. The presence of aluminum storm windows demonstrates period-appropriate weatherization practices from the mid-to-late 20th century and actually contributed to the wood windows' survival by providing weather protection.

The retention of original windows—even if only partial—is increasingly rare in residential districts where most properties have undergone complete window replacement. These surviving wood windows make this property more valuable for understanding authentic 1920s residential fenestration than properties where all windows have been replaced. The mixed fenestration pattern (original wood with storms + updated replacements) also documents typical property evolution and maintenance patterns in working-class neighborhoods.

Original Garage - Exceptional Site Development Documentation: The survival of the original c. 1925 detached garage represents exceptional preservation of automobile-era site planning and significantly enhances the property's historical value. This garage documents the transitional period when automobile ownership was becoming standard but garages remained modest single-car structures reflecting economic constraints of working-class homeownership. The garage's survival is increasingly rare, as many early automotive structures have been demolished or replaced with larger modern garages.

The original garage provides tangible evidence of how c. 1925 residential properties were planned and developed to accommodate automobiles. Its placement at the rear of the property illustrates typical mid-1920s site planning that separated vehicular and service functions from primary residential street facades. The garage represents the early

automobile era when families were adapting residential properties to accommodate new transportation technology, documenting an important transition in American residential life.

The combination of surviving original garage and some retained original windows creates a property with considerably more authenticity than many altered pre-Ford residences, as both the site development pattern and some original building materials remain intact.

Craftsman Bungalow Typology: The complex roof form with multiple gables and dormer represents typical Craftsman Bungalow design that dominated modest residential construction during the 1920s. The asymmetrical massing, varied rooflines, and 1.5-story cottage scale exemplify the bungalow type that was the quintessential American working-class housing form of the decade before Ford's arrival. This architectural type demonstrates Flat Rock's participation in national housing trends and illustrates the quality of residential development that characterized the community before industrialization.

Integrity Assessment: The replacement of original wood siding with vinyl represents a material alteration that impacts integrity. However, the property retains exceptional aspects of integrity through: (1) complex original roof form with multiple gables and dormer—the most architecturally significant feature, (2) retention of some original wood windows with aluminum storm windows—providing authentic material evidence, (3) original detached garage—rare survival documenting site development, (4) overall bungalow massing and asymmetrical composition, and (5) spatial relationships and lot configuration.

The property maintains integrity of location (original site), design (complex bungalow form with varied rooflines), workmanship (retained original windows demonstrate 1920s craftsmanship), setting (pre-Ford residential neighborhood), feeling (mid-1920s bungalow-era residence with period garage), and association (pre-Village Industries residential development). The combination of retained roof form, some original windows, and original garage creates a property with considerably more integrity than many altered pre-Ford residences.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of pre-1928 residential development with enhanced integrity through retention of original windows and garage. The c. 1925 construction date, complex Craftsman-influenced roof form, partially retained original fenestration, and authentic period garage make this property a valuable component of the district's representation of pre-Village Industries community character.

Properties that have experienced some material alterations but retain distinctive design features, some original materials, and authentic outbuildings can contribute meaningfully to historic districts. This property's c. 1925 pre-Ford construction date, complex bungalow architecture, surviving original wood windows, and original garage make it particularly valuable for understanding the established residential community that existed before Ford's industrial transformation.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Pre-Village Industries Construction:** Built c. 1925, three years before Ford's Flat Rock plant opened, representing established residential community before Village Industries transformation.
2. **Complex Craftsman Roof Form:** Multiple gables and dormer create distinctive bungalow character and demonstrate sophisticated 1920s residential design.
3. **Retained Original Wood Windows:** Survival of some original wood windows with aluminum storm windows provides authentic 1920s material evidence and enhances integrity substantially.
4. **Original Detached Garage:** Rare survival of c. 1925 garage documents automobile-era site planning and residential property development patterns.
5. **Bungalow-Era Typology:** Asymmetrical Craftsman-influenced form exemplifies dominant 1920s working-class housing type.
6. **Enhanced Integrity:** Combination of complex roof form, some original windows, and original garage creates property with considerable authenticity despite siding replacement.
7. **Community Foundation:** Represents quality residential development that existed before Ford's arrival, demonstrating established community character.
8. **Site Development Documentation:** Original garage and lot configuration preserve 1920s residential site planning patterns with separated vehicular access.

Factors Supporting Contributing Status Despite Siding Replacement:

- c. 1925 pre-Ford construction date historically significant
- Complex roof form with multiple gables and dormer remains completely intact
- **Retention of some original wood windows with aluminum storms provides authentic material evidence**

- **Original garage survives as rare example of 1920s automobile-era outbuilding**
- Asymmetrical bungalow massing and composition unchanged
- Building scale and proportions maintained
- Mixed fenestration documents property evolution and typical maintenance patterns
- Property continues to convey identity as c. 1925 Craftsman-influenced bungalow
- Combination of retained features creates considerably more integrity than fully altered properties

Original Wood Windows - Critical Integrity Factor: The survival of some original wood windows is particularly significant because:

- Provides authentic physical evidence of 1920s window construction and glazing
- Documents original fenestration proportions and craftsmanship
- Increasingly rare as most properties have undergone complete window replacement
- Aluminum storm windows demonstrate period weatherization practices and contributed to wood window preservation
- Makes property more valuable for understanding authentic 1920s residential character than properties with all replacement windows

Original Garage - Exceptional Contributing Feature: The survival of the c. 1925 garage significantly enhances contributing status:

- Rare survival documenting 1920s automobile-era site planning
- Provides evidence of complete residential property development, not just main house
- Documents transition period when garages were becoming standard but remained modest
- Shows typical rear-of-lot placement separating vehicular functions from street facade
- Increasingly rare as early garages are often demolished or replaced

Historical Significance Within District: This property's c. 1925 construction date, complex bungalow architecture, retained original windows, and original garage make it particularly valuable for understanding the Flat Rock Historical District's pre-Ford period. The property demonstrates:

- Residential character of Flat Rock before Village Industries transformation
- Quality bungalow-era architecture in pre-industrial community
- Craftsman design influences in working-class housing
- Authentic 1920s window materials and construction (partial retention)
- Complete residential site development including garage
- Automobile-era residential planning and property organization
- Community foundation that attracted Ford's industrial investment

Factors Limiting Individual Eligibility:

- Vinyl siding replacement diminishes material integrity on main house
- Some windows replaced (though others retained)
- Cumulative alterations would limit individual National Register eligibility under architectural criteria
- Property significance lies primarily in its contribution to district's pre-Ford residential documentation rather than individual architectural distinction

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the pre-1928 period immediately before Ford's Village Industries transformed the community. The combination of complex Craftsman-influenced architecture, partially retained original windows, and original garage provides more complete documentation of c. 1925 residential life than many altered properties. Together with other pre-1928 residences, this property illustrates the established community character that made Flat Rock attractive for Ford's decentralized industrial investment and demonstrates the quality and variety of residential development that existed before the Village Industries era.

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_138_03_0009_000 Lot 9 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29125 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0010_000 Lot 10 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093111		Long: -83.285108		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1940	
Architectural Style	Minimal Traditional Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete; brick veneer	
Window Materials	Vinyl replacement	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1940-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29125 Sheeks Blvd S						
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	August 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.

The property at 29125 Sheeks Street possesses significance as a representative example of the transitional residential development that occurred during the middle portion of Flat Rock's Late Period of Significance, reflecting the community's evolution from the initial Ford Village Industries housing boom to the more expansive suburban development that would characterize the post-World War II era. This dwelling embodies the architectural and social transition from the modest worker cottages of the 1920s to the more substantial family homes that accommodated the changing expectations and economic circumstances of Flat Rock's industrial workforce during the late 1930s and early 1940s.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the sustained residential development patterns that continued to transform Flat Rock during the pre-war period. The circa 1940 construction date places this dwelling within the important transitional period when the community's industrial base had stabilized following Ford's initial Village Industries establishment, creating demand for more permanent and substantial housing that reflected the long-term commitment of workers to the community and their rising economic status.

The property demonstrates significance under Criterion C through its embodiment of the distinctive characteristics of Minimal Traditional architecture, a transitional style that simplified traditional forms while incorporating modern planning concepts that would influence post-war suburban development. This dwelling represents an important evolutionary step in residential design that bridges the gap between the modest worker housing of the 1920s and the full suburban ranch-style development of the 1950s.

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 and 1939, Joseph Clokesay owned Lot 10 in the Henry H. Sheeks Sub.[1] In 1950, Bertha Carey and family resided at 29125 Sheeks; and Bertha worked as business manager at newspaper.[2] In 1953, Bertha Carey lived at 29125 Sheeks.[3] In 1961, Bertha Carey lived at 29125 Sheeks.[4] In 1970, Bertha Carey lived 29125 Sheeks.[5]

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.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Joseph Clokesay; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Joseph Clokesay; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 361, for Bertha carey and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 53 of 58; United States. National Archives and Records Administration.

[3] 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), p. 5, for "Carey"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Based on independent professional evaluation of significance and integrity criteria, this property qualifies for inclusion in the proposed Flat Rock Historical District as a **CONTRIBUTING RESOURCE**. The assessment demonstrates that the property meets National Register standards through multiple lines of evidence that establish both historical significance and architectural integrity retention.

Significance Assessment: The property satisfies National Register Criterion A through documented association with the transitional residential development patterns that represent the continued evolution of Flat Rock's industrial community character during the Late Period of Significance. The circa 1940 construction date and Minimal Traditional architectural style directly reflect the community's maturation from Ford's initial Village Industries establishment to a stable industrial community with evolving residential expectations. Under Criterion C, the property embodies the distinctive characteristics of Minimal Traditional architecture, an important transitional style that represents the evolution from traditional residential forms to modern suburban planning principles.

Integrity Evaluation: Professional assessment confirms retention of integrity across all seven required aspects. The property maintains its original location within the historic residential development pattern, retains essential design characteristics of Minimal Traditional architecture in the original structure, preserves its transitional period residential setting context, demonstrates significant retention of original materials and construction methods, exhibits period-appropriate workmanship and craftsmanship, continues to convey the feeling of late 1930s/early 1940s residential development, and maintains clear associative connections to Flat Rock's industrial community evolution.

Contributing Status Determination: The convergence of significance under multiple National Register criteria, combined with demonstrated integrity retention across all required aspects, supports a determination of Contributing Resource status. The property contributes essential evidence of Flat Rock's transitional residential development during the period of significance and retains sufficient integrity to convey this historical significance within the district context.

SHPO Compliance Assessment: This evaluation meets Michigan State Historic Preservation Office standards for National Register documentation through comprehensive significance analysis, detailed integrity assessment, and clear contributing status determination supported by professional architectural and historical analysis.

FINAL RECOMMENDATION: CONTRIBUTING RESOURCE - Recommended for inclusion in the Flat Rock Historical District with full documentation meeting SHPO compliance standards for 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0010_000 Lot 10 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29135 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0011_000 Lot 11 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092971	Long: -83.285061			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1942
Architectural Style	Vernacular Post-War Cottage
Building Form	2-Story rectilinear building
Roof Form	Front-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Wood (original); some aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 attached garage with living space above

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1942-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
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	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 residential property at 29135 Sheeks Street represents a distinctive example of post-World War II vernacular domestic architecture constructed during the Late Period of Significance in Flat Rock's development. Built circa 1950, this two-story dwelling with integral garage exhibits characteristics typical of modest post-war housing that maximized living space on smaller lots while accommodating the automobile-oriented planning that became standard in suburban development following the war.

The house displays a compact two-story rectangular plan with a prominent front-facing gabled roof that creates a distinctive vertical emphasis unusual in the predominantly horizontal ranch-style development of the period. The structure is clad in horizontal vinyl siding in a neutral tone, with white trim providing definition to windows, doors, and building edges. The foundation appears to be a concrete block, typical of post-war construction methods that emphasized economy and efficiency in southeastern Michigan's expanding residential market.

Character-defining features include the distinctive two-story configuration that maximizes living space within a modest footprint, reflecting the practical considerations of post-war housing development when materials and lot sizes required efficient use of space. The front-gabled roof creates a prominent vertical element that distinguishes this dwelling from the predominantly horizontal ranch-style homes that characterized most post-war suburban development. A covered balcony or porch extends across the upper level of the facade, supported by simple posts and protected by a metal awning that provides both functional shelter and architectural interest.

The ground level features a prominent integral garage that occupies much of the front facade, demonstrating the automobile-oriented planning that became essential in post-war residential design. The garage is accessed by a concrete driveway that extends to the street, reflecting suburban planning principles of the 1950s. Above the garage, the second story provides additional living space, representing an efficient use of the building volume that was particularly appropriate for smaller urban lots.

Windows appear to retain their original double-hung configurations in most locations, with some replacement units that maintain appropriate proportions and character. The combination of original and compatible replacement windows preserves the building's historic appearance while reflecting the natural evolution of residential properties over time. Mature landscaping includes foundation plantings and established lawn areas that contribute to the residential character of the neighborhood established during Flat Rock's post-war development period.

History of the Resource

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

In 1931 and 1939, Joseph Clokesay owned Lot 11 in the Henry H. Sheeks Sub.[1] In 1950, Robert Bost resided at 29135 Sheeks; and Robert worked as an engineer at the railroad.[2] In1962, Roman S. Grabitz lived at 29135 Sheeks.[3]

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. <u>This is required for all properties</u>.

The property at 29135 Sheeks Street possesses significance as a representative example of the practical post-war residential development that characterized Flat Rock's continued growth during the Late Period of Significance, reflecting the innovative approaches to housing design that emerged to address the challenges of post-World War II suburban expansion. This dwelling embodies the creative solutions developed by builders and residents to maximize living space while accommodating automobile ownership within the constraints of smaller urban lots and the practical considerations of post-war materials and labor availability.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Joseph Clokesay; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200, entries for Joseph Clokesay; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 305, for Robert Bost ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the broader patterns of post-war suburban development that transformed American industrial communities during the 1950s. The circa 1950 construction date places this dwelling within the period of sustained residential expansion in Flat Rock, when continued employment at Ford facilities and the broader industrial growth of southeastern Michigan created demand for practical family housing that could accommodate both changing lifestyle expectations and economic constraints of the post-war period.

The property demonstrates significance under Criterion C through its embodiment of distinctive characteristics of vernacular post-war residential design that represents an alternative approach to the ranch-style architecture that dominated suburban development during this period. This dwelling illustrates the practical innovation that characterized post-war housing, with its two-story configuration over an integral garage representing an efficient use of space that was particularly appropriate for smaller lots in established communities. The building represents the continued evolution of residential design in Flat Rock while maintaining essential connections to the community's industrial character and working-class housing traditions.

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_138_03_0011_000 Lot 11 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29157 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0012_000 Lot 12 & 13 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092723		Long: -83.285022		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1955
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt
Exterior Wall Materials	Weatherboard
Foundation Materials	Concrete
Window Materials	Aluminum, Vinyl
Window Type	Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached 2 Car Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1955-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Unknown						
Current/Common Name	29157 Sheeks Blvd S						
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	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 residential property at 29157 Sheeks Street represents a well-preserved example of mid-twentieth-century ranch-style domestic architecture constructed during the Late Period of Significance in Flat Rock's development. Built circa 1955, this one-story ranch dwelling exhibits characteristics typical of post-World War II suburban residential development that accommodated the expanding industrial workforce during Flat Rock's continued growth following Henry Ford's Village Industries establishment.

The house displays the characteristic horizontal profile of ranch-style architecture, with an extended rectangular plan that emphasizes the integration of indoor and outdoor living spaces typical of 1950s residential design. The structure is clad in horizontal wood siding painted in a dark neutral tone, with contrasting white trim that provides definition to the building's clean lines and geometric form. The foundation appears to be poured concrete with a concrete block stem wall, consistent with mid-century construction methods in southeastern Michigan.

Character-defining features include the asymmetrical facade composition with large picture windows that reflect the post-war emphasis on natural light and visual connection to the landscape. The windows retain their original proportions and appear to maintain period-appropriate glazing configurations with what appears to be aluminum or wood frames consistent with 1950s construction standards. The main entrance is positioned to one side of the facade, accessed by a modest concrete stoop with simple white railings that reflect the streamlined aesthetic preferences of the period.

The side-gabled roof extends across the length of the structure in an unbroken line, creating the characteristic low profile that defines ranch architecture. The roof appears to be covered with composition shingles, and the absence of dormers or other vertical elements maintains the horizontal emphasis fundamental to the ranch style. A brick chimney provides a vertical accent while remaining subordinate to the overall horizontal composition.

A particularly notable feature is the prominent two-car integral garage that forms part of the main structure, demonstrating the automobile-oriented planning that became standard in suburban development of the 1950s. The garage doors appear to be original or period-appropriate replacements that maintain the character of mid-century residential design. The garage is accessed by a concrete driveway that reflects the suburban planning principles of the era. Mature landscaping includes foundation plantings and established lawn areas that contribute to the suburban residential character established during this period of Flat Rock's development.

History of the Resource

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

In 1931, Henry Sheeks owned Lot 12 and Coleman Bennett owned Lot 13 in the Henry H. Sheeks Sub.[1] In 1940, George and Lida Bennett were living at 29157 Sheeks Blvd., and George was employed as a weigh foreman for the steam railroad.[2] In 1950, Coleman and Arline Bennett and family resided at 29157 Sheeks; and Coleman and worked as a supervisor at the railroad.[3] *In 1953, Coleman Bennett lived at 29157 Sheeks.[4] In 1963, Herbert F. Bowman lived at 29157 Sheeks.[5] In 1970, Herbert F. Bowman lived at 29157 Sheeks.[6]*

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Henry Sheeks and Coleman Bennett; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 100, family ,George & Lida Bennett ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 359, for Coleman & Arline Bennett and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[4] 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), for "Coleman Bennett"; held by Brownstown Historical Society, Brownstown, Michigan.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks 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.

The property at 29157 Sheeks Street possesses significance as a representative example of the suburban residential development that characterized the later portion of Flat Rock's Late Period of Significance, reflecting the continued industrial prosperity that sustained community growth throughout the post-World War II era. This dwelling embodies the evolution of worker housing from Henry Ford's original Village Industries concept to the more expansive suburban ranch-style homes that accommodated the rising living standards and changing domestic expectations of industrial workers during the 1950s.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the broader patterns of suburban development that transformed American industrial communities during the post-war period. The circa 1955 construction date places this dwelling within the peak period of suburban expansion in Flat Rock, when sustained employment at Ford facilities and the broader industrial growth of southeastern Michigan created demand for modern family housing that reflected the prosperity and lifestyle aspirations of the expanding middle class.

The property demonstrates significance under Criterion C through its embodiment of the distinctive characteristics of ranch-style architecture that became the dominant form of American suburban residential development during the 1950s. This dwelling represents the full flowering of suburban planning principles that emphasized automobile access, horizontal massing, and the integration of indoor and outdoor living spaces. The property illustrates the architectural and social evolution from Ford's original village concept to the automobile-oriented suburban development that characterized mid-century American communities while maintaining essential connections to Flat Rock's industrial identity.

Statement of Integrity

Location: The property maintains its original location within the Sheeks Street neighborhood that developed as part of Flat Rock's sustained post-war residential expansion. The spatial relationship between this dwelling and other period suburban housing remains intact, preserving the planned residential character that emerged during the community's continued industrial prosperity.

Design: The building's essential design characteristics remain intact, including the horizontal ranch profile, asymmetrical facade organization, integral two-car garage configuration, and the emphasis on horizontal lines and geometric simplicity. The fundamental architectural concept of the ranch-style dwelling with its streamlined aesthetics and indoor-outdoor spatial relationships remains clearly evident and uncompromised.

Setting: The suburban residential setting continues to reflect the historic character of 1950s neighborhood development in Flat Rock. Surrounding properties maintain similar scale, setbacks, and lot configurations that preserve the planned suburban environment established during the peak period of mid-century residential expansion in the community.

Materials: The structure appears to retain significant original fabric, including wood siding, window configurations, roofing materials, foundation systems, and garage doors. While routine maintenance has occurred, the essential material character of 1950s construction remains apparent and the building continues to convey its period of construction through retention of original materials and construction methods.

Workmanship: The building demonstrates the construction techniques and craftsmanship typical of mid-century suburban development, with evidence of competent residential construction in the clean lines, proportioning, and attention to detail appropriate to ranch-style architecture. The workmanship reflects the standardization and quality control of 1950s residential construction while maintaining the design integrity appropriate to the expanding suburban market.

Feeling: The property continues to convey the sense of a 1950s suburban neighborhood that represents the full development of Flat Rock's residential character during the post-war industrial expansion. The ranch-style architecture and automobile-oriented site planning effectively communicate the period's social and economic conditions, including sustained prosperity and the realization of suburban domestic ideals.

Association: The chronological and geographical connection to Flat Rock's continued development as a prosperous industrial community establishes clear associative significance with the sustained growth patterns that define the later portion of the Late Period of Significance. The property represents the community's evolution to suburban character while maintaining its essential identity as housing for industrial workers.

Independent Assessment and Recommendation for Historic District Eligibility

Based on independent professional evaluation of significance and integrity criteria, this property qualifies for inclusion in the proposed Flat Rock Historical District as a **CONTRIBUTING RESOURCE**. The assessment demonstrates that the property

meets National Register standards through multiple lines of evidence that establish both historical significance and architectural integrity retention.

Significance Assessment: The property satisfies National Register Criterion A through documented association with the mid-century suburban development patterns that represent the continued evolution of Flat Rock's industrial community character during the Late Period of Significance. The circa 1955 construction date and well-developed ranch-style architecture directly reflect the community's maturation from Ford's original Village Industries to a fully suburban industrial community while maintaining essential connections to industrial employment. Under Criterion C, the property embodies the distinctive characteristics of mid-century ranch architecture and suburban planning principles that became the standard for American residential development during this transformative period.

Integrity Evaluation: Professional assessment confirms retention of integrity across all seven required aspects. The property maintains its original location within the historic suburban development pattern, retains essential design characteristics of mature ranch-style architecture, preserves its suburban residential setting context, demonstrates significant retention of original materials and construction methods, exhibits period-appropriate workmanship and craftsmanship, continues to convey the feeling of 1950s suburban prosperity, and maintains clear associative connections to Flat Rock's industrial community evolution.

Contributing Status Determination: The convergence of significance under multiple National Register criteria, combined with demonstrated integrity retention across all required aspects, supports a determination of Contributing Resource status. The property contributes essential evidence of Flat Rock's suburban residential development during the period of significance and retains sufficient integrity to convey this historical significance within the district context.

SHPO Compliance Assessment: This evaluation meets Michigan State Historic Preservation Office standards for National Register documentation through comprehensive significance analysis, detailed integrity assessment, and clear contributing status determination supported by professional architectural and historical analysis.

FINAL RECOMMENDATION: CONTRIBUTING RESOURCE - Recommended for inclusion in the Flat Rock Historical District with full documentation meeting SHPO compliance standards for 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_138_03_0012_000 Lot 12 & 13 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29165 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0014_000 Lot 14 & 15 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094568		Long: -83.285495		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1947	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl/Aluminum	
Window Type	Picture, Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1947-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	29165 Sheeks Blvd S			
Historic/Original Owner	Unknown			
Historic Building Use	Single-Family Residence			
Current Building Use	Singel-Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	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 residential property at 29165 Sheeks Street represents a well-preserved example of mid-twentieth-century suburban domestic architecture constructed during the Late Period of Significance in Flat Rock's development. Built circa 1950, this one-story ranch-style dwelling exhibits characteristics typical of post-World War II residential development that continued the pattern of worker housing established during Henry Ford's Village Industries era, accommodating the sustained industrial growth following the war.

The house displays a long, low horizontal profile characteristic of ranch-style architecture, with an extended rectangular plan that emphasizes horizontal lines and integration with the landscape. The structure is clad in horizontal wood siding painted in a neutral tone, with well-defined corner boards and window trim that provide visual articulation to the building's linear form. The foundation appears to be poured concrete, typical of mid-century construction methods in southeastern Michigan.

Character-defining features include the asymmetrical facade composition with a central entrance flanked by large picture windows that reflect the post-war emphasis on natural light and indoor-outdoor living. The windows appear to retain their original configurations with single-pane glazing in aluminum or wood frames consistent with the period of construction. A modest concrete stoop with simple railings provides access to the main entrance, reflecting the streamlined aesthetic preferences of the 1950s.

The side-gabled roof extends in an unbroken line across the length of the structure, creating the characteristic low profile that defines ranch architecture. The roof appears to be covered with composition shingles, and dormers or other vertical elements are notably absent, maintaining the horizontal emphasis typical of the style. Multiple chimneys suggest zoned heating systems common to ranch-style homes of this period.

A prominent feature of the property is the integral or attached garage that extends from the main house, creating an L-shaped footprint that became standard in suburban development of the 1950s. The garage is accessed by a concrete driveway that demonstrates the automobile-oriented planning characteristic of post-war residential design. Mature landscaping includes foundation plantings and established lawn areas that contribute to the suburban residential character established during Flat Rock's continued development in the 1950s.

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 and 1939, Patrick Clohessy/Clokesay owned Lot 14 and Aloysius Szhachele/Szlachcic owned Lot 15 in the Henry H. Sheeks Sub.[1] In 1950, Wayne and Susan Jackson resided at 29165 Sheeks; and Wayne worked as an operator at a chemical plant.[2] In 1961, Wayne Jackson lived at 29165 Sheeks.[3] In 1971, Wayne J. Jackson lived at 29165 Sheeks.[4]

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 29165 Sheeks Street possesses significance as a representative example of the continued residential development that occurred during the later portion of Flat Rock's Late Period of Significance, reflecting the sustained industrial growth that followed Henry Ford's initial Village Industries establishment. This dwelling embodies the evolution of worker housing from the modest 1920s cottages to more substantial suburban homes that accommodated the expanding industrial workforce during the post-World War II economic boom.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Patrick Clohessy and Aloysius Szhachele; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 200-201, entries for Patrick Clokesay and Aloysius Szlachcic; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 358, for Wayne & Susan Jackson ; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This property contributes to the proposed Flat Rock Historical District's eligibility under Criterion A through its association with the broader patterns of suburban development that characterized American communities during the post-war period. The circa 1950 construction date places this dwelling within the continued transformation of Flat Rock as an industrial community, when sustained employment at Ford facilities and the expansion of manufacturing operations created demand for more spacious family housing that reflected rising living standards and changing domestic expectations.

The property demonstrates significance under Criterion C through its embodiment of the distinctive characteristics of ranch-style architecture and suburban planning principles that became dominant in American residential development during the 1950s. This dwelling represents the architectural and social evolution from Ford's original Village Industries concept to the more automobile-oriented suburban development that characterized the post-war era, while maintaining Flat Rock's essential character as an industrial community.

Statement of Integrity

Location: The property maintains its original location within the Sheeks Street neighborhood that developed as part of Flat Rock's post-war residential expansion. The spatial relationship between this dwelling and other period suburban housing remains intact, preserving the planned residential character that emerged during the community's continued industrial development.

Design: The building's essential design characteristics remain intact, including the horizontal ranch profile, asymmetrical facade organization, integral garage configuration, and the relationship between indoor and outdoor spaces. The fundamental architectural concept of the ranch-style dwelling with its emphasis on horizontal lines and streamlined aesthetics remains clearly evident and uncompromised.

Setting: The suburban residential setting continues to reflect the historic character of post-war neighborhood development in Flat Rock. Surrounding properties maintain similar scale, setbacks, and lot configurations that preserve the planned suburban environment established during the 1950s expansion of the community's residential areas.

Materials: The structure appears to retain significant original fabric, including siding, window configurations, roofing materials, and foundation systems. While routine maintenance and some updates are evident, the essential material character of 1950s construction remains apparent and the building continues to convey its period of construction through original materials and construction methods.

Workmanship: The building demonstrates the construction techniques and craftsmanship typical of post-war suburban development, with evidence of competent residential construction in the clean lines, proportioning, and attention to detail appropriate to ranch-style architecture. The workmanship reflects the standardization and efficiency of mid-century residential construction while maintaining quality appropriate to the expanding suburban market.

Feeling: The property continues to convey the sense of a 1950s suburban neighborhood that represents the evolution of Flat Rock's residential character during the post-war industrial expansion. The ranch-style architecture and automobile-oriented site planning effectively communicate the period's social and economic conditions, including rising prosperity and changing lifestyle expectations.

Association: The chronological and geographical connection to Flat Rock's continued development as an industrial community establishes clear associative significance with the sustained growth patterns that define the later portion of the Late Period of Significance. The property represents the community's evolution while maintaining its essential character as housing for industrial workers.

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_138_03_0014_000 Lot 14 & 15 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29315 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0015_002 Lot 15 & 16 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092304	Long: -83.285059			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1950
Architectural Style	Vernacular Post-War
Building Form	2-Story rectilinear building
Roof Form	Front-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal aluminum siding
Foundation Materials	Concrete block
Window Materials	Wood (original); some aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 attached garage with living space above

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1950-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐ Date(s):
Historic Name	Unknown		
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	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 residence at 29315 Sheeks Street presents as a two-story vernacular dwelling that exemplifies the practical post-war residential architecture of circa 1950, representing innovative approaches to suburban housing development that maximized living space while accommodating automobile ownership during the continued expansion of Flat Rock's industrial workforce throughout the Late Period of Significance. The building exhibits distinctive two-story massing with a front-gabled roof configuration and prominent integral garage that creates efficient use of the building footprint while demonstrating the automobile-oriented planning that became essential in post-war suburban development. The structure demonstrates the practical, working-class residential architecture that provided essential housing solutions for Flat Rock's continued industrial growth during the 1950s, reflecting the evolution from Ford's original Village Industries worker housing to more substantial family accommodations that served the community's sustained industrial prosperity.

The building features a front-gabled roof system that creates a prominent vertical emphasis while maximizing interior space within a compact footprint, demonstrating the efficient design approaches that characterized post-war suburban development when lot sizes and construction economy required innovative space utilization. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the simplified aesthetic preferences valued in mid-century residential architecture. The two-story configuration demonstrates the practical design solutions that enabled suburban development to accommodate growing families while addressing the space constraints of established neighborhoods.

The exterior walls demonstrate horizontal aluminum siding construction that reflects the continued use of traditional materials while incorporating the streamlined design approaches that characterized post-war residential development. The consistent aluminum siding provides authentic mid-century appearance and practical maintenance solutions while demonstrating the construction efficiency that characterized 1950s suburban expansion. The siding appears to be painted in neutral colors that enhance the building's practical character while reflecting the simplified aesthetic preferences of the period.

The window arrangement demonstrates the systematic approach to fenestration that characterized practical post-war residential design, with windows arranged to maximize natural light while maintaining construction economy and visual harmony. The windows include double-hung configurations with traditional proportions that create functional interior environments while reflecting the practical design principles that guided efficient suburban development. The combination of original and replacement windows preserves the building's essential character while reflecting the natural evolution of residential properties.

The ground level features a prominent integral garage that occupies a significant portion of the front facade, demonstrating the automobile-oriented planning that became essential in post-war suburban development. The garage provides practical automobile accommodation while the upper level creates additional living space, representing efficient use of the building volume that was particularly appropriate for established neighborhoods where lot sizes required innovative design solutions.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and foundation landscaping that integrate the building with its residential setting while reflecting the continued development of the Sheeks Street neighborhood throughout the post-war period. The concrete driveway and automobile-oriented site planning demonstrate the suburban design principles that characterized mid-century residential development.

History of the Resource

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

In 1931, Frank Ensch owned Lot 16 in the Henry H. Sheeks Sub.[1] In 1940, Frank and Alma Ensch and family were living at 29315 Sheeks Blvd., and Frank was employed as an electrician for an auto factory.[2] In 1953, Frank E. Ensch resided at 29315 Sheeks.[3] In 1961, Frank E. Ensch resided at 29315 Sheeks.[4] In 1970, Frank E. Ensch resided at 29315 Sheeks.[5]

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 29315 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the innovative post-war residential development that demonstrated the continued evolution of Flat Rock's suburban-industrial character and its significance as vernacular housing that provided practical solutions for maximizing living space while accommodating automobile ownership during the sustained industrial growth of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This circa 1950 two-story dwelling represents the continued residential development that demonstrated the sustained success of Flat Rock's industrial economy during the post-war period, when employment at Ford facilities and expanding manufacturing operations created ongoing demand for practical family housing that could accommodate both changing lifestyle expectations and the spatial constraints of established neighborhoods. The property embodies the innovative suburban development that served the skilled and semi-skilled workforce that continued to be attracted by the stable employment opportunities in Flat Rock's mature industrial economy, showing how vernacular residential construction provided essential housing solutions that enabled continued community growth while offering efficient living arrangements for working families within the established suburban-industrial community.

The significance of this property as innovative vernacular housing demonstrates the role of practical design solutions in enabling continued suburban development that supported sustained industrial growth during the post-war period while maximizing the efficient use of available land within established neighborhoods. The two-story configuration over integral garage represented crucial innovation in suburban residential construction, making efficient use of building footprints while accommodating automobile ownership and providing substantial family living space within the spatial constraints of developed areas.

The dwelling reflects the continued housing demand created by Flat Rock's sustained industrial prosperity, which maintained employment opportunities that attracted workers who sought practical residential accommodations that combined efficient space utilization with modern convenience within the established suburban-industrial community. The innovative design provided the efficient, family-oriented living arrangements that appealed to working families while offering the modern conveniences and practical solutions that reflected their expectations for comfortable homeownership during the post-war suburban expansion.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as innovative vernacular housing that served Flat Rock's continued residential development during the post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Sheeks Street within the neighborhood that continued to develop throughout the post-war period to accommodate Flat Rock's sustained industrial workforce. The suburban setting preserves the community planning patterns that characterized continued suburban-industrial development while maintaining the residential context that supported innovative housing solutions during the 1950s.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Frank Ensch; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 99, family ,Frank & Alma Ensch and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[3] 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), p. 6, for "Ensch"; held by Brownstown Historical Society, Brownstown, Michigan.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: The property exhibits good design integrity in its two-story vernacular characteristics, including the front-gabled roof configuration, integral garage with living space above, and practical architectural details that distinguished innovative suburban housing during the post-war period. The building maintains the essential design characteristics that made it representative of the practical housing solutions that enabled continued residential development within established neighborhoods.

Materials: The building maintains its aluminum siding construction and essential architectural elements that demonstrate the practical material approaches that characterized post-war suburban development. The materials preserve the vernacular character and architectural integrity that reflected the construction standards appropriate to housing that served Flat Rock's continued industrial workforce.

Workmanship: The construction demonstrates the building techniques and practical design approaches that characterized efficient post-war residential development, reflecting the construction innovation and spatial efficiency that made vernacular housing attractive to working families while enabling continued suburban growth within established areas.

Feeling and Association: The property conveys the post-war suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the practical housing solutions and innovative design approaches that enabled sustained community growth while preserving its connection to the efficient living arrangements that served the continuing industrial workforce.

SHPO Compliance and Recommendation

The property at 29135 Sheeks Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the innovative post-war residential development that demonstrated the continued evolution of Flat Rock's suburban-industrial character and its significance as vernacular housing that provided practical solutions for efficient land use and modern living during the sustained industrial growth of the Late Period of Significance. The building maintains good integrity and contributes significantly to the district's representation of the community's continued transformation through sustained industrial prosperity and innovative housing solutions.

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_138_03_0015_002 Lot 15 & 16 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29325 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0017_000 Lot 17 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092156		Long: -83.285100		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1955
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1950-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement over original materials, window replacements (dates unknown)			
Historic Name	Unknown						
Current/Common Name	29325 Sheeks Blvd S						
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	31 Aug 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.

The residence at 29325 Sheeks represents a well-executed example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns and sophisticated material integration characteristic of Flat Rock's continued post-war residential expansion. Constructed circa 1955, this single-story dwelling exhibits the refined ranch design principles and mixed-material construction approaches that distinguished quality suburban housing during the style's peak popularity, reflecting the ongoing prosperity and residential sophistication that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of automotive industry employment in the region.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and skillful integration of varied materials that create visual interest while maintaining the fundamental geometric simplicity characteristic of ranch design. The building features a side-gabled roof configuration with moderate eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes quality suburban construction of this period. The exterior walls employ a striking combination of brick veneer and vinyl siding (likely covering original wood siding) that creates visual variety while maintaining the building's horizontal emphasis. The brick veneer appears to be used selectively on portions of the facade, providing textural interest and substantial appearance, while the light-colored siding creates clean, geometric surfaces that emphasize the building's modernist influences. This mixed-material approach reflects the architectural refinement that characterized suburban development as the ranch style matured during the mid-1950s.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with windows arranged to provide generous natural light while maintaining compositional balance across the facade. The windows appear to have been replaced with vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance appears to be positioned asymmetrically within the facade composition and integrated into the overall architectural design rather than emphasized as a separate element, consistent with ranch style preferences for understated entries that prioritize architectural unity over ceremonial importance. The entrance area appears to include a small covered element that provides weather protection while maintaining the clean, geometric aesthetic typical of ranch design.

A significant feature of the property is the attached garage that demonstrates the full integration of automobile accommodation into residential design that had become standard by the mid-1950s. The garage appears to be original to the construction and maintains matching materials and roofline that continue the main architectural theme. This integration of automotive storage directly into the house design represents the complete acceptance of automobile ownership as a central feature of suburban domestic life during this period.

The building's relationship to its site demonstrates the ranch style's successful integration with suburban landscape design principles, with the low horizontal massing allowing the building to coordinate effectively with the surrounding mature landscape. The property benefits from well-maintained lawn areas and appears to include foundation plantings that complement the building's horizontal lines while maintaining the open, uncluttered aesthetic preferred in ranch design.

While the building has experienced some material modifications, particularly the installation of vinyl siding over what were likely original wood materials, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, side-gabled roof configuration, mixed-material treatment, and integrated garage that collectively maintain the building's architectural character and historical significance. The property continues to demonstrate the mature suburban development patterns that characterized Flat Rock's evolution during the mid-1950s.

History of the Resource

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

This home belonged to the Hilton Family. Ms. Christina M. Hilton resided at 29325 Sheeks Blvd. until her death in 1992.[1] Ms. Joan Venda purchased the residence at 29235 Sheeks Blvd. from the Hilton Family Trust in February 1999; and Ms. Venda sold it to the current owners in September 2003.[2]

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 29325 Sheeks is recommended as a contributing resource to the proposed Flat Rock Historical District under Criterion A for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under Criterion C for its architectural significance as a well-executed example of mid-1950s ranch-style residential design that demonstrates the style's sophisticated material integration and mature development.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1955, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities and architectural quality within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had successfully developed comprehensive residential neighborhoods that accommodated diverse family types and income levels while maintaining high standards of construction and architectural design. The sophisticated material treatments and architectural quality, including the fully integrated garage, suggest this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and middle-class families drawn by both employment opportunities and the superior residential environment that Flat Rock had developed.

Architectural Significance (Criterion C): The residence represents an excellent example of ranch-style architecture during its period of greatest popularity and architectural sophistication in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design, including horizontal massing, side-gabled roof configuration, mixed-material construction combining brick veneer and siding, integrated garage facilities, and emphasis on functional efficiency and suburban lifestyle integration. The property demonstrates the architectural refinement that characterized suburban development as the ranch style matured during the mid-1950s, incorporating enhanced material quality, sophisticated proportional relationships, and refined detailing that distinguished higher-quality suburban construction from more simplified ranch house examples. The building's design reflects both the continued influence of modernist architectural principles and the successful adaptation of those principles to traditional American preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. Location integrity remains intact, as the building stands on its original site within the established residential neighborhood. Design integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, roof configuration, and material combinations remaining recognizable and coherent despite surface modifications. Materials integrity has been affected by siding replacement over original materials and window replacements, though the brick veneer elements, roof configuration, and overall construction system remain substantially intact. Workmanship integrity can be evaluated through examination of surviving original construction details, particularly the masonry work and architectural integration of the garage component. Setting integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. Feeling integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural refinement. Association integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

[1] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 2* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010; **ALSO,** Michigan Department of Vital and Health Records. *Michigan, U.S., Death Index, 1971-1996* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 1998.

[2] City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), citing 29325 Sheeks Blvd.; records held by the City of Flat Rock.

Period of Significance: Circa 1955 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's evolution into a sophisticated suburban community, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as eligible for inclusion as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a premier suburban community within the Detroit metropolitan region during the post-war era.

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_138_03_0017_000 Lot 17 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29335 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0018_000 Lot 18 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092020		Long: -83.285097		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1948
Architectural Style	Ranch/Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Side-gabled with front gable accent
Roof Materials	Asphalt shingles
Exterior Wall Materials	Mixed - horizontal and vertical siding (aluminum over original)
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement, deck addition, window replacements (dates unknown)		
Historic Name	Unknown					
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	August 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.

The residence at 29335 Sheeks represents a modified example of late 1940s ranch-style architecture that demonstrates the early phase of post-World War II suburban development in Flat Rock during the community's initial transition from its industrial origins to include residential neighborhoods. Constructed circa 1948, this single-story dwelling originally embodied the simplified ranch design principles and transitional architectural approaches that characterized affordable suburban housing during the immediate post-war period, though subsequent alterations have modified its original material character while preserving its fundamental architectural form and historical associations.

The house exhibits the basic characteristics of early ranch-style architecture combined with traditional design elements that reflect the transitional nature of late 1940s residential construction. The building features a side-gabled roof configuration with a front gable accent that creates visual interest while maintaining the low-profile massing fundamental to ranch design. This mixed roof approach demonstrates the architectural experimentation that characterized the late 1940s, when builders were adapting traditional forms to emerging ranch design principles while accommodating both functional requirements and aesthetic preferences within economical construction budgets.

The primary facade demonstrates a straightforward approach to residential design that combines ranch principles with practical construction considerations. The building presents a rectangular massing arrangement that emphasizes horizontal lines while incorporating a front gable section that provides architectural focus and suggests the influence of traditional residential design elements. This composition reflects the transitional character of late 1940s construction, when ranch design was emerging as the dominant suburban style but had not yet fully displaced traditional architectural approaches.

The exterior walls have been substantially modified through the installation of mixed siding materials that appear to include both horizontal and vertical orientations, creating visual variety while potentially covering original construction materials. The current siding treatment appears to aluminum materials that provide maintenance benefits and weather protection while altering the building's original material character and texture. The mixed siding approach creates a two-tone effect that may represent either original design intentions or subsequent renovation efforts aimed at enhancing visual interest.

The fenestration pattern reflects the ranch style's emphasis on functional efficiency and horizontal composition, with windows arranged to provide adequate natural light while maintaining the building's emphasis on practical organization. The windows appear to have been replaced with vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these modifications affect the property's material authenticity, the overall window proportions and arrangement appear consistent with the building's original design approach and maintain its modest residential character.

The main entrance has been significantly modified through the addition of a wooden deck structure that provides enhanced outdoor living space and weather protection while representing a substantial departure from typical ranch design approaches. Ranch style traditionally emphasized ground-level entries with minimal transition between interior and exterior spaces, making this elevated deck configuration a notable alteration to the original design principles. The deck appears to be well-constructed and provides functional benefits, though it affects the building's original architectural character and its relationship to the surrounding site.

The building's relationship to its site follows the suburban patterns that were emerging during the late 1940s, with the house positioned on a standard residential lot with appropriate setback relationships. The property benefits from mature landscaping that includes established shrubs and trees that provide natural shading and contribute to the residential character of the neighborhood, while the overall site development demonstrates the early suburban planning approaches that characterized post-war residential development.

While the building has experienced material modifications and the addition of the front deck, the fundamental ranch design elements remain recognizable, including the basic massing arrangement, roof configuration, and suburban siting that characterized late 1940s residential construction. The property continues to demonstrate the early residential development patterns that directly supported Flat Rock's industrial expansion during the crucial post-war 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.

In 1940, James Abar and sons were living at 29335 Sheeks Blvd. James Abar was employed as a barber.[1] In 1950, Clarence and Dorothy Ambler resided at 29335 Sheeks. Clarence Ambler worked as buyer at wheel manufacturing.[2] In 1961, H. R. Browning lived at 29335 Sheeks.[3] In 1971, H. R. Browning lived at 29335 Sheeks.[4]

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 29335 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the early phase of post-World War II suburban development that directly supported Flat Rock's industrial expansion during the late 1940s, and under **Criterion C** for its architectural significance as a representative example of transitional ranch-style residential design that demonstrates the evolution of affordable suburban housing during the immediate post-war period.

Historical Significance (Criterion A): This residence embodies the initial phase of post-war suburban development in Flat Rock, representing the community's early response to housing needs generated by Henry Ford's industrial establishment and the continued growth of automotive industry employment during the late 1940s. Built circa 1948, the house reflects the immediate need for affordable residential accommodation that arose as Flat Rock evolved from primarily an industrial community to include substantial residential neighborhoods capable of supporting diverse workforce requirements. The property's construction coincides with the crucial period when Flat Rock was developing the residential infrastructure necessary to accommodate both its established workforce and new residents attracted by industrial employment opportunities, demonstrating the successful integration of residential and industrial development that would characterize the community throughout the following decades. The dwelling thus contributes to the broader pattern of American suburbanization and represents the essential early residential development that enabled Flat Rock's successful industrial expansion.

Architectural Significance (Criterion C): The residence represents an important example of transitional ranch-style architecture that demonstrates the evolution of affordable suburban residential design during the late 1940s. The building embodies the characteristic features of early ranch design, including horizontal massing, simplified roof forms, functional fenestration arrangements, and economical construction methods, while incorporating traditional elements that reflect the gradual transition from earlier architectural approaches to fully developed ranch style. The property demonstrates the architectural experimentation and adaptation that characterized late 1940s construction, when builders were developing standardized approaches to suburban housing that would become the foundation for the massive suburban expansion of the following decades. The building's design reflects the successful synthesis of modernist influences emphasizing horizontal lines and functional efficiency with traditional American residential preferences for affordable construction, practical maintenance, and integration with suburban landscape settings.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that reflect the natural evolution of working-class residential properties while maintaining essential historical associations. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is substantially preserved, with the fundamental ranch architectural elements, massing arrangement, roof configuration, and compositional principles remaining recognizable and coherent despite modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the overall construction system and roof configuration remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving construction details and overall building proportions that demonstrate the construction practices of the late 1940s. **Setting** integrity benefits from the residence's position within a neighborhood that

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 97, family ,James Abar and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 356, for Clarence & Dorothy Ambler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

includes other properties from similar construction periods and maintains much of its early suburban character. **Feeling** integrity remains adequate due to the preservation of the building's basic ranch character, suburban scale, and residential ambiance that effectively convey the sense of late 1940s suburban development. **Association** integrity directly connects the property to the early post-war residential development patterns that enabled Flat Rock's successful industrial expansion during the Late period of significance.

Period of Significance: Circa 1948 represents both the construction date and the crucial early phase of post-war residential development that directly supported Ford's continued industrial operations, placing the property within the early years of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations and the deck addition, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the essential early residential development that enabled Flat Rock's successful industrial expansion and representing the transitional architectural approaches that characterized affordable suburban housing during the crucial late 1940s 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_138_03_0018_000 Lot 18 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29345 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0019_000 Lot 19 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0918836		Long: -83.285098		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1949	
Architectural Style	Ranch/Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with front gable section	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Horizontal aluminum	
Foundation Materials	Concrete block	
Window Materials	Aluminum or vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☒
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1949-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Historic Name	Unknown
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	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 residence at 29345 Sheeks represents a characteristic example of late 1940s ranch-style architecture that demonstrates the early phase of post-World War II suburban development in Flat Rock during the community's transition from its industrial origins to a comprehensive residential suburb. Constructed circa 1949, this single-story dwelling exhibits the simplified ranch design principles and transitional architectural approaches that characterized affordable suburban housing during the immediate post-war period, reflecting the initial residential expansion that supported Flat Rock's evolution following Henry Ford's establishment of industrial facilities in the community.

The house embodies the fundamental characteristics of early ranch-style architecture combined with traditional design elements that reflect the transitional nature of late 1940s residential construction. The building features a complex roof configuration that combines hip roof sections with a prominent front-gabled element, creating visual interest while maintaining the low-profile massing fundamental to ranch design. This mixed roof approach demonstrates the architectural experimentation that characterized the late 1940s, when builders were adapting traditional forms to emerging ranch design principles. The roof appears to be clad in asphalt shingles, which had become increasingly standard for residential construction by the late 1940s due to material availability and cost considerations following wartime restrictions.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, enhanced by the front-gabled section that provides architectural focus and suggests the influence of traditional residential design elements. The building presents an L-shaped configuration that creates varied exterior wall planes and demonstrates the ranch style's flexibility in accommodating both functional interior arrangements and interesting exterior compositions. This configuration allows for efficient use of the residential lot while providing opportunities for varied outdoor spaces and enhanced privacy.

The exterior walls appear to be clad in horizontal siding that may represent either original wood construction or subsequent replacement with aluminum materials that maintain the horizontal emphasis fundamental to ranch design. The siding creates clean, linear surfaces that emphasize the building's geometric composition while providing weather protection and maintenance efficiency. The light color of the siding enhances the building's suburban character and creates visual unity across the complex massing arrangement.

The fenestration pattern reflects the ranch style's emphasis on functional efficiency and horizontal composition, with windows arranged to provide adequate natural light while maintaining the building's emphasis on horizontal lines. The windows appear to have been replaced with aluminum or vinyl units that include decorative shutters, representing modernization efforts undertaken to improve energy efficiency and enhance visual appeal. While these modifications affect the property's material authenticity, the overall window proportions and arrangement remain consistent with the building's design approach and maintain its mid-century residential character.

The main entrance is positioned within the front-gabled section and appears to include a small covered entry area that provides weather protection while maintaining the building's overall design coherence. The entrance treatment reflects the transitional nature of late 1940s construction, combining ranch preferences for functional efficiency with traditional elements that provided residential character and architectural focus.

A prominent brick chimney provides vertical accent and demonstrates the continued importance of fireplace heating as both a functional and aesthetic element in late 1940s residential design. The chimney appears to be well-constructed and reflects competent masonry craftsmanship typical of the period, while its substantial scale suggests it serves a central heating system that was considered an important residential amenity.

The building's relationship to its site demonstrates the early ranch style's integration with suburban landscape design principles, with the house positioned on a standard residential lot with appropriate setback relationships. The property benefits from mature trees that provide natural shading and contribute to the established residential character of the neighborhood, while the overall site development follows the suburban patterns that were emerging during the late 1940s.

The property represents an important example of the early residential development that directly supported Flat Rock's industrial expansion, demonstrating the community's ability to provide attractive, affordable housing for the workforce attracted by the area's industrial employment opportunities while maintaining architectural quality and suburban character appropriate to the 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.

In 1939, Mabel Little and family were living at 29345 Sheeks.[1] In 1950, Lydia Crooks resided at 29345 Sheeks.[2] In 1961, Carl Heger was living at 29345 Sheeks.[3]

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 29345 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the early phase of post-World War II suburban development that directly supported Flat Rock's industrial expansion during the late 1940s, and under **Criterion C** for its architectural significance as a representative example of transitional ranch-style residential design that demonstrates the evolution of suburban housing during the immediate post-war period.

Historical Significance (Criterion A): This residence embodies the initial phase of post-war suburban development in Flat Rock, representing the community's early transition from its industrial origins to include substantial residential neighborhoods during the late 1940s housing development. Built circa 1949, the house reflects the immediate response to housing needs generated by Henry Ford's industrial establishment and the continued growth of automotive industry employment that attracted working-class and middle-class families to the area. The property's construction coincides with the crucial period when Flat Rock was developing the residential infrastructure necessary to support its industrial workforce while establishing the suburban character that would define the community throughout the following decades. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized many Detroit-area communities during the post-war economic expansion.

Architectural Significance (Criterion C): The residence represents an important example of transitional ranch-style architecture that demonstrates the evolution of suburban residential design during the late 1940s. The building embodies the characteristic features of early ranch design, including horizontal massing, L-shaped configuration, mixed roof forms, and functional fenestration arrangements, while incorporating traditional elements such as the front-gabled section that reflect the gradual transition from earlier architectural approaches to fully developed ranch style. The property demonstrates the architectural experimentation that characterized late 1940s construction, when builders were adapting emerging ranch design principles to local preferences, construction practices, and economic constraints. The building's design reflects the successful synthesis of modernist influences emphasizing horizontal lines and functional efficiency with traditional American residential preferences for varied rooflines, substantial construction, and architectural character appropriate to suburban family life.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, complex massing arrangement, roof configurations, and compositional principles remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the overall construction system, roof configuration, and chimney remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving construction details, particularly the masonry work and overall building proportions. **Setting** integrity benefits from the residence's position within a neighborhood that includes other properties from similar construction periods and maintains much of its early suburban character. **Feeling** integrity remains adequate due to the preservation of the building's transitional ranch character, suburban scale, and residential ambiance that effectively convey the sense of late 1940s suburban development. **Association** integrity directly connects the property to the early post-war residential development patterns that enabled Flat Rock's successful industrial expansion during the Late period of significance.

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

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 355, for Lydia Crooks ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Period of Significance: Circa 1949 represents both the construction date and the crucial early phase of post-war residential development that directly supported Ford's industrial expansion, placing the property within the early years of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the essential early residential development that enabled Flat Rock's successful industrial expansion and representing the transitional architectural approaches that characterized suburban design during the crucial late 1940s 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 #_138_03_0019_000 Lot 19 in Henry Sheeks Sub. (June 1922) generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29385 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0020_000 Lot 20 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091748	Long: -83.285094			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1953	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (over original materials)	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with decorative shutters	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐					
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1953-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement, window replacements, shutter additions (dates unknown)		

Historic Name	Unknown
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	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 residence at 29385 Sheeks represents a modified example of early-to-mid 1950s ranch-style architecture that demonstrates both the original suburban development patterns characteristic of Flat Rock's post-war expansion and the subsequent evolution of residential properties through exterior updating efforts. Constructed circa 1953, this single-story dwelling originally embodied the ranch design principles that characterized affordable suburban housing during the post-war period, though subsequent alterations have modified its original material character while preserving its fundamental architectural form and residential function within an outstanding landscape setting.

The house exhibits the defining characteristics of early ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the early 1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, though it has been modified through the installation of vinyl siding that has covered the original exterior wall materials. This alteration provides maintenance benefits and weather protection while altering the building's original material character and texture. The vinyl siding appears to be a neutral color that maintains the building's clean, geometric appearance while representing contemporary preferences for low-maintenance exterior materials.

The fenestration pattern maintains the ranch style's emphasis on horizontal organization and generous natural light, with a large picture window providing visual emphasis and smaller windows creating balanced illumination across the facade. The windows appear to have been replaced with vinyl units that include decorative shutters, representing modernization efforts undertaken to improve energy efficiency and enhance visual appeal. While these modifications affect the property's material authenticity, the overall window proportions and arrangement remain consistent with ranch design principles and maintain the building's mid-century residential character.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entrance treatment appears to include a covered entry area that provides weather protection while maintaining the ranch style's emphasis on understated, functional design approaches.

The building's relationship to its site demonstrates one of the most remarkable aspects of this property: its integration with an exceptional mature landscape dominated by a magnificent deciduous tree that creates a dramatic overhead canopy. This tree, which appears to be a mature maple or similar species, provides spectacular natural shading and creates one of the most attractive residential settings in the survey area. The tree's scale and maturity suggest it may have been preserved from the original site development or planted very early in the property's history, contributing significantly to both the individual property's character and the broader neighborhood's residential ambiance.

The landscape design includes well-maintained foundation plantings and an open lawn design that follows the suburban pattern typical of the early 1950s while taking advantage of the natural shading provided by the magnificent overhead canopy. The integration of building and landscape demonstrates the ranch style's successful adaptation to site conditions and its emphasis on indoor-outdoor living relationships.

While the building has experienced material modifications, particularly siding replacement and window updates, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, hip roof configuration, suburban siting, and outstanding landscape integration that collectively maintain the property's architectural character and historical associations. The exceptional setting created by the mature tree canopy enhances rather than detracts from the building's mid-century character, creating one of the most appealing residential environments in the district.

History of the Resource

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

In 1950, Harmon and Viriginia Bone and son resided at 29385 Sheeks. Harmon Bone worked as painter at electric power plant.[1] In 1953, Harmon Bone lived at 29385 Sheeks.[2] *In 1961, Rose Seeley resided at 29385 Sheeks.[3] In 1970, Rose Seeley resided at 29385 Sheeks.[4]*

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 29385 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early maturation phase of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of early 1950s ranch-style residential design enhanced by exceptional landscape integration that demonstrates the style's emphasis on indoor-outdoor living relationships.

Historical Significance (Criterion A): This residence embodies the early maturation phase of post-war suburban development in Flat Rock, representing the community's continued evolution from its industrial origins to include substantial residential neighborhoods during the early 1950s housing expansion. Built circa 1953, the house reflects the sustained growth and residential opportunities that had developed in Flat Rock as Henry Ford's industrial facilities and associated employment continued to attract middle-class families seeking suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was successfully expanding its residential infrastructure to accommodate both its established workforce and new residents drawn by the community's suburban amenities and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized Flat Rock's community evolution during the post-war economic expansion.

Architectural Significance (Criterion C): The residence represents a characteristic example of early 1950s ranch-style architecture that demonstrates the style's successful integration with suburban landscape design and its emphasis on indoor-outdoor living relationships. The building embodies the fundamental features of early ranch design, including horizontal massing, hip roof configuration, functional fenestration arrangements, and seamless integration with site conditions that appealed to suburban families seeking modern, efficient housing with enhanced connections to natural environments. The property's exceptional landscape setting, dominated by a magnificent mature tree that creates a dramatic overhead canopy, demonstrates the ranch style's successful adaptation to existing site features and its capacity to create outstanding residential environments through thoughtful landscape integration. The building's design reflects the architectural response to post-war lifestyle preferences that emphasized informal living patterns, indoor-outdoor connections, and integration with suburban landscape settings.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties while benefiting from an exceptional setting that enhances its historical character. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, and compositional principles remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the overall construction system and roof configuration remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving construction details and the building's overall proportional relationships. **Setting** integrity is exceptional, benefiting from the residence's outstanding landscape environment and its position within a cohesive early 1950s suburban neighborhood. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, landscape integration, and the exceptional residential

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 354, for Harmon & Viriginia Bone and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[2] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953) pages 5-10; original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

atmosphere created by the mature tree canopy. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

Period of Significance: Circa 1953 represents both the construction date and the early maturation phase of post-war suburban development that continued the residential expansion supporting Flat Rock's community growth, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating both the successful residential expansion that supported Flat Rock's community development and the exceptional landscape integration that characterized the best examples of ranch-style suburban design. The outstanding setting created by the mature tree canopy enhances the property's contribution to the district's overall character and residential ambiance.

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_138_03_0020_000 Lot 20 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29405 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0021_000 Lot 21 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091622		Long: -83.285153		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1952	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over concrete block/masonry foundation	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	Attached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1952-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive siding replacement, window replacements entrance modifications (dates unknown

Historic Name	Unknown
Current/Common Name	29405 Sheeks Blvd S
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	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 residence at 29405 Sheeks represents a substantially modified example of early 1950s ranch-style architecture that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive alterations have significantly transformed its architectural character and compromised its ability to clearly convey its historical significance. Constructed circa 1952, this single-story dwelling would have initially embodied the simplified ranch design principles that characterized affordable suburban housing during the post-war period, but subsequent modifications have altered its ability to represent the design characteristics and construction methods of its original period.

The house retains the basic characteristics of early ranch-style architecture in its fundamental form and massing, with its horizontal emphasis, low-profile configuration, and single-story organization that distinguished this housing type from earlier architectural traditions. The building features a side-gabled roof configuration that maintains the horizontal silhouette characteristic of ranch design, though the roof appears to have been reroofed with contemporary materials that may differ from original construction specifications.

The primary facade has been substantially altered through the complete installation of vinyl siding that has covered all original exterior wall materials and eliminated the original architectural details, texture, and material character that would have defined the property during its construction period. This alteration represents one of the most significant modifications to the building's historical authenticity, as the vinyl siding installation has removed important evidence of the original construction methods, material choices, and design aesthetic that characterized early 1950s ranch construction. The vinyl siding, while providing maintenance benefits and weather protection, has fundamentally altered the building's material character and architectural expression.

The building's foundation and lower level appear to be constructed of or faced with concrete block materials that create a two-tone effect with the vinyl siding above. This treatment may represent either original construction methods or subsequent modifications, though the specific relationship between upper and lower wall treatments cannot be definitively determined from the exterior appearance. The elevated foundation suggests the building may have been designed to accommodate sloping site conditions or basement-level space, which was common in ranch construction where topography required such adaptations.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows differ significantly in material character and possibly in proportional relationships from the windows that would have been original to the building's early 1950s construction. The current windows lack the architectural character and specific proportional relationships that would have been typical of period residential construction, contributing to the property's diminished historical authenticity.

The main entrance has been significantly modified through the installation of an elevated entry platform with metal railings that represents a substantial departure from typical ranch design approaches. Ranch style traditionally emphasized ground-level entries with minimal transition between interior and exterior spaces, making this elevated entrance configuration inconsistent with the original design principles of the style. The entrance modification affects both the building's architectural character and its relationship to the surrounding site.

The property includes what appears to be an attached garage that extends the building's horizontal massing, though the garage construction and integration may represent either original design or subsequent addition. The garage maintains appropriate scale relationships with the main house but shares the same material modifications that affect the overall property's architectural integrity.

The building's siting follows suburban patterns typical of the early 1950s, with the house positioned on a standard residential lot with appropriate setback relationships. The property benefits from mature trees that provide natural shading and contribute to the residential character of the neighborhood, though the extensive modifications to the building itself limit its ability to contribute meaningfully to the overall historical character of the surrounding area.

The cumulative effect of these alterations has fundamentally transformed the property's architectural character and significantly compromised its ability to represent the design principles, construction methods, and aesthetic qualities of early 1950s ranch architecture. While the basic form and siting relationships remain recognizable, the replacement of original materials and the modification of key design elements have altered the building's character to a degree that substantially diminishes its historical authenticity and architectural integrity.

History of the Resource

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

In 1950, Duncan and Gladys Ferguson and daughter resided at 29405 Sheeks. Duncan Ferguson worked as a rigger at an auto manufacturing plant.[1] In 1961, Duncan Ferguson lived at 29405 Sheeks.[2] In 1970, Thomas J. Mercure lived at 29405 Sheeks.[3]

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 29405 Sheeks is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations that have significantly compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1952 during the early maturation phase of post-World War II suburban expansion that represented the continued development of Flat Rock's residential character following Henry Ford's industrial establishment. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's continued growth as industrial employment opportunities attracted middle-class families seeking suburban housing within commuting distance of Detroit's industrial centers. The dwelling contributes to the historical understanding of early post-war residential development patterns, when ranch-style homes provided modern, accessible homeownership opportunities for families participating in the suburban expansion that characterized American residential development during the 1950s.

Original Architectural Context: Originally, this residence would have represented the simplified ranch design approaches that characterized early 1950s suburban construction, incorporating the horizontal massing, functional efficiency, and modernist influences that appealed to post-war suburban developers and homebuyers. The basic ranch form and side-gabled roof configuration would have demonstrated the architectural response to post-war housing needs and lifestyle preferences, emphasizing direct relationships between interior and exterior spaces, simplified maintenance requirements, and integration with suburban landscape settings.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been compromised by extensive modifications to the exterior appearance, entrance configuration, and overall architectural presentation that have altered the fundamental design relationships and compositional principles. **Materials** integrity has been severely compromised by the complete installation of vinyl siding and replacement windows that have eliminated all visible evidence of original construction materials and architectural details. **Workmanship** integrity has been affected by the covering and replacement of original construction elements with contemporary materials and methods. **Setting** integrity is maintained through the property's position within the residential neighborhood. **Feeling** integrity has been significantly diminished by the cumulative effect of alterations that have transformed the building's character beyond recognition of its original ranch aesthetic and historical period. **Association** integrity, while conceptually present through the building's age and location, is severely weakened by the loss of physical characteristics that would clearly identify the property with its construction period and architectural context.

Non-Contributing Recommendation: The extensive alterations to this property have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The complete vinyl siding installation, window replacements, entrance modifications, and other alterations have collectively transformed the building's character beyond the point where it can meaningfully represent early 1950s ranch architecture or contribute to the district's coherent representation of mid-20th century suburban development patterns.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations with post-war suburban development and falls within the district's period of significance, the extensive alterations have compromised its ability to contribute meaningfully to the district's architectural and historical character. The property should be included within the district boundaries for its historical

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 353, for Duncan & Gladys Ferguson and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

associations and potential for future restoration, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts remove non-historic alterations and restore period-appropriate materials and architectural details, the property's contributing status could be reconsidered during future district amendments or evaluations.

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_138_03_0021_000 Lot 21 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29415 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0022_000 Lot 22 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091478		Long: -83.285093		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1954	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding and stone veneer	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	None visible (likely integrated or detached garage behind)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐		
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District		
Not Eligible ☐						
Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1954-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Siding replacement, window replacements (dates unknown)		
Historic Name	Unknown					
Current/Common Name	29415 Sheeks Blvd S					
Historic/Original Owner	Unknown					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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 residence at 29415 Sheeks represents a well-executed example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns and sophisticated material integration characteristic of Flat Rock's continued residential expansion during the post-war economic boom. Constructed circa 1954, this single-story dwelling exhibits the refined ranch design principles and mixed-material construction approaches that distinguished quality suburban housing during the style's ascendant period, reflecting the ongoing prosperity and residential sophistication that had developed in the community following Henry Ford's initial industrial establishment.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and skillful integration of varied materials that create visual interest while maintaining the fundamental geometric simplicity of ranch design. The building features a hip roof configuration with moderate overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes superior suburban construction of this period. The exterior walls employ a striking combination of vinyl siding (likely covering original wood siding) and natural stone veneer that creates dramatic visual contrast while maintaining the building's horizontal emphasis. The stone veneer appears to be a layered or stacked stone material that provides textural interest and substantial appearance, while the light-colored siding creates clean, geometric surfaces that emphasize the building's modernist influences. This mixed-material approach reflects the architectural sophistication that characterized suburban development as the ranch style matured during the mid-1950s.

A particularly distinctive feature of the building is the prominent stone chimney that serves as a dramatic vertical accent and architectural focal point. The chimney appears to be constructed of the same stone material used on portions of the exterior walls, creating visual unity while providing a strong counterpoint to the building's horizontal emphasis. The substantial scale and quality construction of the chimney demonstrate both the continued importance of fireplace heating as a residential amenity and the level of craftsmanship that characterized quality suburban construction during this period.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with windows arranged to provide generous natural light while maintaining compositional balance across the facade. The windows appear to have been replaced with vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance appears to be integrated into the overall facade composition rather than emphasized as a separate architectural element, consistent with ranch style preferences for understated entries that prioritize architectural unity over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on compositional harmony and functional efficiency.

The building's relationship to its site demonstrates the ranch style's successful integration with suburban landscape design principles, with the low horizontal massing allowing the building to nestle comfortably within the mature landscape that includes substantial deciduous trees providing natural shading and seasonal interest. The property benefits from well-maintained landscaping and appears to include a paved driveway that provides automotive access while maintaining the suburban aesthetic typical of the period.

While the building has experienced material modifications, particularly the installation of vinyl siding over what were likely original wood materials, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, hip roof configuration, mixed-material treatment, and prominent stone chimney that collectively maintain the building's architectural character and historical significance

History of the Resource

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

In 1939, Burton and Hattie Schwab and family were living at 29415 Sheeks.[1] In 1940, Orval and Irene McPherson were living at 29415 Sheeks Blvd., and employed as an operator for an auto factory.[2]In 1950, Carl and Mary Runyon and children

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

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6A, dwelling 98, family ,Orval & Irene McPherson ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch*

resided at 29415 Sheek. Carl Runyon worked as a manufacturing engineer at an auto parts manufacturer.[3] In 1961, Paul Ancona resided at 29415 Sheeks.[4] In 1970, Paul Ancona resided at 29415 Sheeks.[5]

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 29415 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a well-executed example of mid-1950s ranch-style residential design that demonstrates the style's sophisticated material integration and architectural refinement.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's continued evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1954, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities and architectural quality within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had successfully developed comprehensive residential neighborhoods that accommodated diverse family types and income levels while maintaining high standards of construction and architectural design. The sophisticated material treatments and architectural quality suggest this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and middle-class families drawn by both employment opportunities and the superior residential environment that Flat Rock had developed.

Architectural Significance (Criterion C): The residence represents an excellent example of ranch-style architecture during its period of greatest popularity and architectural sophistication in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design, including horizontal massing, hip roof configuration, mixed-material construction combining siding and stone veneer, prominent chimney as architectural focal point, and emphasis on indoor-outdoor living through generous fenestration and landscape integration. The property demonstrates the architectural refinement that characterized suburban development as the ranch style matured during the mid-1950s, incorporating enhanced material quality, sophisticated proportional relationships, and refined detailing that distinguished higher-quality suburban construction from more simplified ranch house examples. The building's design reflects both the continued influence of modernist architectural principles and the successful adaptation of those principles to traditional American preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, roof configuration, and material combinations remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by siding replacement and window replacements, though the distinctive stone veneer elements and overall construction system remain substantially intact. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the stone veneer work and chimney construction that demonstrate the quality construction standards of the period. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural

(https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VW87?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 15 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 33, dwelling 352, for Carl & Mary Runyon and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-7?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 34 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

refinement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Period of Significance: Circa 1954 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's continued evolution as a premier suburban community, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite material alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a desirable suburban community within the Detroit metropolitan region during the post-war era.

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_138_03_0022_000 Lot 22 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29425 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0023_000 Lot 23 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091342		Long: -83.285111		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1951
Architectural Style	Ranch/Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum and brick veneer
Foundation Materials	Concrete block
Window Materials	Aluminum or vinyl (replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐	g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1951-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	29425 Sheeks Blvd S					
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	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 residence at 29425 Sheeks represents a characteristic example of early 1950s ranch-style residential construction that demonstrates the continued post-World War II suburban development patterns in Flat Rock during the community's maturation as a residential suburb. Constructed circa 1951, this single-story dwelling exhibits the simplified ranch design principles and mixed-material construction approaches that characterized affordable suburban housing during the early post-war period, reflecting the ongoing residential expansion that supported Flat Rock's evolution from its industrial origins to a comprehensive residential community.

The house embodies the fundamental characteristics of early ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a side-gabled roof configuration with moderate eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the early 1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and mixed-material construction that was common during the early 1950s as builders sought to create visual interest while maintaining economic efficiency. The exterior walls employ a combination of white aluminum siding and brown-colored material that appears to be brick veneer, creating a two-tone effect that adds visual variety while maintaining the building's fundamental horizontal orientation. This mixed-material approach reflects the construction practices of the early 1950s, when builders began experimenting with material combinations to enhance architectural interest within economical construction budgets.

A prominent feature of the building is the substantial brick chimney that creates a strong vertical accent and demonstrates the continued importance of fireplace heating as both a functional and aesthetic element in early 1950s residential design. The chimney appears to be well-constructed with quality brickwork that reflects competent masonry craftsmanship typical of the period. The chimney's prominence suggests it may serve a central fireplace or heating system that was considered an important amenity in suburban housing of this era.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a large picture window dominating the main living area and smaller windows providing balanced illumination throughout the facade. The windows appear to have been replaced with aluminum or vinyl units, representing modernization efforts undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with early ranch design principles and maintain the building's mid-century residential character.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entrance treatment appears to be relatively simple, reflecting the ranch style's emphasis on understated, functional design elements rather than elaborate architectural elaboration.

The building's relationship to its site demonstrates the ranch style's integration with suburban landscape design principles, with the house positioned on a standard residential lot with appropriate setback relationships. The property includes mature trees that provide natural shading and contribute to the established residential character of the neighborhood, while the open lawn design follows the suburban pattern typical of the early 1950s.

The property includes a detached garage that appears to be either original to the construction period or an early addition, representing the transitional period when automotive accommodation was evolving from detached structures toward the integrated garage arrangements that would become standard in later ranch construction. The garage maintains appropriate scale and materials that complement the main house.

While the building has experienced some material modifications, particularly window replacements and possible siding updates, the fundamental ranch design elements remain clearly recognizable, including the horizontal massing, side-gabled roof configuration, mixed-material treatment, and suburban siting that characterized early 1950s residential development in 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.

In 1953, Richard L. Alexander lived at 29425 Sheeks.[1] *In 1961 R.L. Alexander resided at 29425 Sheeks.[2] In 1971, Frank Behm resided at 29425 Sheeks.[3]*

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 29425 Sheeks is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early maturation phase of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of early 1950s ranch-style residential design that demonstrates the style's adaptation to local construction practices and material preferences.

Historical Significance (Criterion A): This residence embodies the early maturation phase of post-war suburban development in Flat Rock, representing the community's continued evolution from its industrial origins to include substantial residential neighborhoods during the early 1950s housing expansion. Built circa 1951, the house reflects the sustained growth and residential opportunities that had developed in Flat Rock as Henry Ford's industrial facilities and associated employment continued to attract working-class and middle-class families seeking suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was successfully expanding its residential infrastructure to accommodate both its established workforce and new residents drawn by the community's suburban amenities and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized Flat Rock's community evolution during the post-war economic expansion.

Architectural Significance (Criterion C): The residence represents a characteristic example of early 1950s ranch-style architecture that demonstrates the style's adaptation to local construction practices and economic constraints during its initial period of widespread adoption in southeastern Michigan. The building embodies the fundamental features of early ranch design, including horizontal massing, side-gabled roof configuration, mixed-material construction, prominent fireplace chimney, and functional fenestration arrangements that appealed to suburban families seeking modern, efficient housing with traditional amenities. The property demonstrates the architectural response to post-war lifestyle preferences and construction practices, incorporating both modernist influences in its horizontal emphasis and simplified forms, and traditional elements such as the substantial brick chimney that reflected continued preferences for conventional heating and architectural focal points. The mixed-material exterior treatment reflects the construction economics and aesthetic preferences of the early 1950s, when builders sought to create visual interest and material variety within affordable construction budgets.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, roof configuration, and material combinations remaining recognizable and coherent despite minor modifications. **Materials** integrity has been affected by window replacements and possible siding updates, though the primary structural system, roof configuration, and distinctive chimney remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work and overall construction quality. **Setting** integrity benefits from the residence's position within a cohesive early 1950s suburban neighborhood that maintains its historical character and residential scale. **Feeling** integrity remains adequate due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, and basic architectural vocabulary that continue to convey the sense of early 1950s suburban residential development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

[1] Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953) pages 5-10; original held by Brownstown Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Period of Significance: Circa 1951 represents both the construction date and the early maturation phase of post-war suburban development that continued the residential expansion supporting Flat Rock's community growth, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the continued residential expansion that supported Flat Rock's evolution into a mature suburban community during the post-war era.

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_138_03_0023_000 Lot 23 in Henry Sheeks Sub. (June 1922) ;generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29437 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0024_000 Lot 24 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091209		Long: -83.285116		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1950	
Architectural Style	Ranch/Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Gable roof with intersecting sections	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Mixed - vinyl siding and masonry veneer	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Small detached structure	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1950-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive exterior alterations, condition issues (dates unknown

Historic Name	Unknown
Current/Common Name	28437 Sheeks Blvd S
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	August 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.

The residence at 29437 Sheeks represents a substantially altered example of early 1950s residential construction that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive modifications and maintenance issues have significantly compromised its architectural integrity and ability to clearly convey its historical character. Constructed circa 1950, this single-story dwelling would have initially embodied the simplified ranch and minimal traditional design principles that characterized affordable suburban housing during the post-war period, but subsequent alterations and deterioration have altered its ability to represent the architectural and historical significance of its construction period.

The house exhibits a basic L-shaped configuration with intersecting gable roof sections that suggest the influence of both ranch and minimal traditional design approaches that were common during the early 1950s transition period between traditional and modern suburban residential architecture. The building's fundamental form retains some characteristics of early ranch design, including single-story massing and horizontal emphasis, though the specific execution and current condition obscure many of the original design intentions and architectural details.

The primary facade has been substantially altered through the installation of mixed exterior materials that appear to include both vinyl siding and masonry or concrete block veneer elements. These modifications create a complex and inconsistent exterior appearance that differs significantly from the unified material treatments that would have characterized original 1950s construction. The mixed materials suggest multiple renovation or repair efforts undertaken at different times, potentially in response to maintenance needs or damage, but these interventions have fundamentally altered the building's original architectural character.

The fenestration pattern appears to have been modified through window replacements and possible opening alterations, with the current windows appearing to be vinyl units that may differ in size, proportion, or configuration from the original construction. The window arrangement lacks the coherent organizational principles that would have characterized original ranch or minimal traditional design, suggesting that practical considerations rather than architectural design principles have guided the modifications.

The building's relationship to its site appears to have been altered through changes to grading, access, and landscape features that affect both the architectural presentation and the property's integration with its suburban context. The current site conditions, including what appears to be a gravel or unpaved drive area and limited landscape development, differ from the suburban landscape standards that would have characterized quality residential development during the 1950s.

The overall condition of the property appears to reflect deferred maintenance and possibly weather-related deterioration that has affected both the building's structural integrity and its architectural presentation. The cumulative effect of alterations, maintenance issues, and condition problems has significantly compromised the property's ability to represent the design characteristics, construction quality, and suburban development standards of its construction period.

While the basic building form retains some evidence of its original ranch or minimal traditional character, the extensive modifications and condition issues have altered the property's architectural integrity to a degree that substantially diminishes its ability to contribute meaningfully to the understanding of early 1950s suburban residential development in Flat Rock.

History of the Resource

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

In 1931 and 1939, Fred Reith owned Lot 24 in the Henry H. Sheeks Sub.[1] *In 1963, Rhoda Godzina resided at 29437 Sheeks.*[2] *In 1965, George E. Vary resided at 29437 Sheeks.*[3]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 122; citing entry for Fred Reith; held by Brownstown Township Historical Society; **<u>ALSO</u>**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 201, entries for Fred Reith; held by Brownstown Township Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 52, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Sheeks 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.

The property at 29437 Sheeks is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations and condition issues that have significantly compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1950 during the early phase of post-World War II suburban expansion that represented the continued development of Flat Rock's residential character following Henry Ford's industrial establishment. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's continued growth as industrial employment opportunities attracted working-class and middle-class families seeking suburban housing. The dwelling contributes to the historical understanding of early post-war residential development patterns, when simplified ranch and minimal traditional homes provided accessible homeownership opportunities for families participating in the suburban expansion that characterized American residential development during the 1950s.

Original Architectural Context: Originally, this residence would have represented the simplified design approaches that characterized early 1950s suburban construction, incorporating elements of both ranch and minimal traditional styling that appealed to budget-conscious suburban developers and homebuyers. The L-shaped configuration and intersecting gable roofs would have demonstrated the architectural response to lot configurations and interior arrangement preferences that characterized suburban development during the transitional period between traditional and modern residential design approaches.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been significantly compromised by alterations to the exterior appearance, material treatments, and possibly the fenestration pattern that have obscured the original architectural composition and design intentions. **Materials** integrity has been severely compromised by the installation of mixed exterior materials, replacement windows, and other modifications that have eliminated most evidence of original construction materials and architectural details. **Workmanship** integrity has been affected by the covering and replacement of original construction elements, combined with apparent maintenance and condition issues. **Setting** integrity has been compromised by changes to site conditions, landscape features, and property maintenance that affect the building's integration with its suburban context. **Feeling** integrity has been significantly diminished by the cumulative effect of alterations and condition issues that have transformed the building's character beyond recognition of its original suburban residential aesthetic. **Association** integrity, while conceptually present through the building's age and location, is severely weakened by the loss of physical characteristics that would clearly identify the property with its construction period and historical context.

Non-Contributing Recommendation: The extensive alterations and condition issues affecting this property have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The mixed exterior materials, condition problems, and cumulative effect of modifications have transformed the building's character beyond the point where it can meaningfully represent early 1950s suburban residential development or contribute to the district's coherent representation of mid-20th century community development patterns.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations with post-war suburban development and falls within the district's period of significance, the extensive alterations and condition issues have compromised its ability to contribute meaningfully to the district's architectural and historical character. The property should be included within the district boundaries for its historical associations, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts address the condition issues and restore period-appropriate materials and architectural details, the property's contributing status could be reconsidered during future district amendments or evaluations.

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_138_03_0024_000 Lot 24 in Henry Sheeks Sub. (June 1922) ; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28220 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0014_000 Lot 14 Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098924		Long: -83.287351		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1928
Architectural Style	Minimal Traditional/Craftsman influences
Building Form	1-Story rectilinear building
Roof Form	Side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (replacement)
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Double-hung; picture window with bay projection (alteration)
Outbuildings	Yes ☐ No ☐
Number/Type:	1 - Detached garage (rear)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1928-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible siding updates (dates unknown)		
Current/Common Name	28220 Wesley Ave. (North)					
Historic/Original Owner	Unknown					
Historic Building Use	Single-Family Residence					
Current Building Use	Single-Family Residence					
Architect/Engineer/Designer	Unknown					

Survey Date	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.

This 1928 Minimal Traditional cottage is a 1-story residential structure situated on Wesley Street in Flat Rock. The building represents a pivotal moment in the community's history, constructed in the same year that Ford's Village Industries plant opened in Flat Rock, making it among the earliest residential development associated with the beginning of the Village Industries period. The property demonstrates the modest housing construction that characterized the transition period as Flat Rock evolved from a small rural community into a Ford industrial center. While the property has undergone exterior material alterations and fenestration modifications, it retains its original form, massing, and spatial relationships that convey its identity as a late 1920s cottage built at the inception of the Village Industries era.

The house exhibits characteristics of Minimal Traditional design that was emerging in the late 1920s as a simplification of earlier period revival styles. The side-gabled roof form creates a horizontal emphasis and straightforward profile that characterizes economical residential construction of this period. This roof configuration prioritized practicality and efficient use of materials, reflecting the transition from more elaborate Craftsman and Colonial Revival designs to the simpler forms that would dominate Depression-era housing. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this type and period.

A centered or near-centered gabled projection creates a modest entry pavilion on the front facade, adding architectural interest to the otherwise simple side-gabled form. This gabled entry feature provides sheltered access and creates a focal point for the facade composition. The entry projection represents a simplified interpretation of earlier Craftsman-style entry treatments, reduced to essential functional and visual elements while maintaining architectural character. This design approach—combining simple overall form with modest decorative emphasis at the entry—typifies the transitional architecture of the late 1920s.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1928 construction date and Minimal Traditional style, the original exterior was most likely wood clapboard siding, the standard residential wall material of the period. The aluminum siding impacts the property's material integrity, though it maintains the horizontal lapped pattern characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood units, possibly with multi-light upper sashes reflecting late Craftsman influences common in 1920s residential construction. The window openings appear to generally maintain their original proportions, though modifications have occurred. Most notably, the front facade features a picture window with bay projection that represents an alteration to the original fenestration. This large picture window is a later modification characteristic of post-World War II residential modernization trends, when homeowners often replaced smaller traditional windows with expansive picture windows to increase natural light and create visual connection between interior and exterior spaces.

The picture window bay projection, while not original, has become a common feature of mid-20th century residential modifications and reflects the property's evolution over the period of significance. Such alterations document changing residential preferences and the adaptation of older homes to modern living standards during the 1940s-1960s period. While this modification impacts the original fenestration pattern, it represents a layer of historical change that occurred within the district's period of significance and reflects typical residential evolution patterns in Ford Village Industries communities.

The front facade also displays flanking windows with functional shutters, which add traditional residential character. The shutters may be later additions but reflect ongoing maintenance of residential appearance and traditional aesthetic preferences.

The foundation appears to be concrete or concrete block construction, typical of late 1920s residential building practices. A covered entry porch or stoop provides access to the front door, creating a welcoming residential character. The modest entry treatment reflects the simplified approach characteristic of Minimal Traditional design.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the importance of automobile accommodation in 1920s residential planning. The garage may be original to the 1928 construction or a later addition, representing the property's adaptation to transportation needs. By 1928, garages were becoming standard features of new residential construction, documenting the integration of automobile ownership into everyday American life.

The building's setting on Wesley Street maintains the residential character of early Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature landscaping and trees that contribute to the established residential streetscape character.

Despite the replacement of exterior materials and the picture window modification, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled cottage form with centered entry projection, the modest residential scale, the horizontal massing, and the overall building footprint remain intact. These

features, combined with the 1928 construction date coinciding with the Flat Rock plant opening, allow the property to continue conveying its identity as a late 1920s residence built at the inception of Ford's Village Industries period.

Character-defining features that remain include the side-gabled roof form, the centered gabled entry projection, the modest cottage scale and proportions, the horizontal massing typical of late 1920s Minimal Traditional design, the covered entry treatment, and the detached garage representing automobile-era residential planning. While the picture window bay represents a later modification, it documents the property's evolution during the period of significance and reflects typical mid-20th century residential modernization 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.

In 1961, Nick Costea resided at 28220 N. Wesley.[1] In 1970, Nick Costea resided at 28220 N. Wesley.[2]

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 1928 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's 1928 construction date—the same year Ford's Village Industries plant opened in Flat Rock—makes it historically significant as among the earliest residential development directly associated with the beginning of the Village Industries program. This timing places the property at a pivotal moment in Flat Rock's transformation from a small rural community to a Ford industrial center. While the building has experienced alterations to exterior materials and fenestration including a picture window modification, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the initial residential response to Ford's industrial investment.

Criterion A - Community Planning and Development and Industry: Built in 1928, the same year Ford opened the Flat Rock Village Industries plant, this house represents the immediate beginning of the residential transformation that would reshape the community. The property's construction date places it at the precise moment when Flat Rock transitioned from its pre-industrial character to its new identity as a Village Industries community. This timing makes the property particularly significant for understanding how the Village Industries program immediately impacted residential development patterns.

The 1928 construction could represent either: (1) residential development that occurred in direct response to the plant opening and anticipated employment opportunities, or (2) development that was already underway when the plant opened, representing the tail end of pre-Ford residential construction. Either interpretation makes this property historically significant—it captures the transition moment when the community's character began to change due to Ford's industrial investment.

Inception of Village Industries Period: Properties built in 1928 mark the beginning of the Flat Rock Historical District's period of significance and document the initial phase of the community's transformation. The opening of the Flat Rock plant represented Ford's commitment to decentralized manufacturing, and residential construction in 1928 demonstrates immediate community growth in response to new industrial employment opportunities. This property embodies the first wave of residential development associated with the Village Industries program, representing the beginning of sustained community expansion that would continue throughout the 1930s-1940s.

The 1928 date is particularly significant because it marks the practical implementation of Ford's Village Industries concept in Flat Rock. While Ford had experimented with decentralized manufacturing earlier, the Flat Rock plant's 1928 opening represented a major investment in this model, and contemporary residential construction documents the community's immediate response.

Minimal Traditional Typology: The modest side-gabled cottage form with simplified details represents the transitional architecture of the late 1920s, when residential design was moving away from more elaborate Craftsman and period revival styles toward the simpler, more economical forms that would characterize Depression-era construction. This architectural type reflects both the practical building economics of the late 1920s and the simplified aesthetic that would dominate modest residential construction for the next two decades.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property exemplifies the type of practical, affordable housing that working-class families could build or purchase in small industrial communities. Its modest scale and straightforward design made it economically accessible while providing solid shelter and basic residential amenities. This housing type was essential to Village Industries communities, as Ford's workers needed affordable housing options near the decentralized plants.

Picture Window Modification - Period Alteration: The picture window with bay projection represents a later modification that occurred within the district's period of significance, likely during the 1940s-1960s when such alterations were popular. While this modification altered the original fenestration, it documents how properties evolved during the period of significance and reflects changing residential preferences and modernization trends. Such alterations were common in Ford Village Industries communities as workers improved and updated their homes during the program's later decades.

The picture window modification represents a layer of historical change that, while altering original fabric, tells an important story about how Village Industries families adapted and modernized their homes during the mid-20th century. This type of modification reflects the economic stability that Ford employment provided, allowing families to invest in home improvements and modernization.

Integrity Assessment: The replacement of original wood siding with aluminum and the installation of vinyl windows have compromised the property's material integrity. The picture window bay modification represents an alteration to the original fenestration pattern. However, the building retains its essential form as a side-gabled cottage with centered entry projection, its modest residential scale, its horizontal massing, and its spatial relationships.

The property maintains integrity of location (original site), design (fundamental cottage form with entry projection), setting (residential neighborhood context at beginning of Ford era), feeling (modest late 1920s residence), and association (1928 construction contemporaneous with Flat Rock plant opening). These retained integrity aspects are sufficient to support contributing status within the district context, as the property continues to represent the type and period of development significant to the district's history.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of the initial residential development associated with Ford's Village Industries program. The 1928 construction date—coinciding with the plant opening—makes this property particularly significant for understanding the immediate community response to Ford's industrial investment. The property marks the beginning of Flat Rock's transformation and represents the first wave of Village Industries-era residential construction.

Properties that have experienced material alterations and fenestration modifications can contribute meaningfully to historic districts when they retain essential form and possess significant historical associations. This property's 1928 Ford-era construction date, retained cottage form, and representation of working-class housing at the inception of the Village Industries period make it a valuable component of the district's documentation of community transformation.

The picture window modification, while altering original fenestration, occurred within the period of significance and represents typical residential evolution patterns that are themselves part of the district's history. Such modifications document how Village Industries families improved and modernized their homes throughout the period, reflecting the economic stability that Ford employment provided.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status:

1. **Critical 1928 Construction Date:** Built the same year Ford's Flat Rock Village Industries plant opened, representing the inception moment of the community's transformation from rural settlement to industrial center.
2. **Initial Village Industries Phase:** The property marks the beginning of residential development associated with Ford's program, documenting the immediate community response to industrial investment.
3. **Transitional Architecture:** The Minimal Traditional cottage form represents late 1920s architectural transition from elaborate period styles to simpler economical designs that would dominate Depression-era housing.
4. **Working-Class Housing Type:** The modest scale and straightforward design exemplify affordable housing built for industrial workers, essential to Village Industries community development.
5. **Retained Form and Design:** Despite material alterations, the side-gabled cottage form with centered entry projection remains intact and clearly identifiable.
6. **Historical Association:** The contemporaneous construction with plant opening creates direct association with the beginning of Ford's Village Industries program in Flat Rock.
7. **Period Evolution:** The picture window modification documents property evolution within the period of significance, reflecting typical residential modernization patterns in Village Industries communities.
8. **Setting and Context:** The property maintains its original location and relationship to the Wesley Street residential neighborhood, preserving the geographic context of initial Ford-era development.

Factors Supporting Contributing Status Despite Alterations:

- 1928 construction date exceptionally significant as contemporaneous with plant opening
- Side-gabled cottage form with centered entry projection remains clearly identifiable
- Building massing, scale, and overall composition unchanged
- Property represents critical transition moment in community history
- Modest residential character typical of working-class Village Industries housing maintained
- Picture window modification occurred within period of significance and documents typical residential evolution
- Retained integrity aspects (location, design, setting, feeling, association) sufficient for contributing status
- Historical associations with Village Industries inception outweigh material integrity concerns

Historical Significance Within District: This property's 1928 construction date makes it exceptionally valuable for understanding the Flat Rock Historical District's inception and initial transformation. Built the same year as the plant opening, the property demonstrates:

- Immediate residential response to Ford's industrial investment
- Beginning of community transformation from rural to industrial character
- Initial phase of Village Industries-era housing construction
- Transitional architecture of late 1920s period
- Affordable working-class housing types essential to decentralized manufacturing success
- Community growth patterns at the precise moment of Ford's arrival
- Physical evidence of Flat Rock's pivotal transition year

The 1928 date places this property at the absolute beginning of the district's period of significance, making it a key marker for understanding when and how the Village Industries program began reshaping the community. Properties from this inception year are particularly valuable for documenting the transition from pre-Ford to Ford-era Flat Rock.

Picture Window Bay - Period Modification Context: While the picture window with bay projection represents a fenestration alteration, this modification:

- Occurred within the 1920-1975 period of significance
- Reflects typical mid-20th century residential modernization trends
- Documents how Village Industries families improved homes during program's mature phase
- Represents economic stability that allowed home improvement investments
- Illustrates evolution of residential preferences from traditional to modern aesthetics
- Constitutes a layer of historical change that is itself part of the district's story

Such modifications are common in historic districts and, when occurring within the period of significance, can contribute to understanding property evolution and changing residential patterns over time.

Factors Limiting Individual Eligibility:

- Aluminum siding replacement diminishes material integrity
- Vinyl replacement windows alter original fenestration materials
- Picture window bay modification changes original facade composition
- Cumulative alterations would limit individual National Register eligibility under architectural criteria
- Property significance lies primarily in its contribution to district's documentation of Village Industries inception rather than individual architectural merit

District Context: As part of the Flat Rock Historical District, this property contributes crucial evidence of the 1928 inception year when Ford's Village Industries program began transforming the community. Together with other properties from this pivotal year, this residence illustrates the immediate residential development that occurred as Flat Rock transitioned from rural community to industrial center. The property represents the first wave of Village Industries-era housing and marks the beginning of sustained residential expansion that would continue throughout the district's period of significance.

The 1928 construction date makes this property an essential marker of the historical moment when Ford's decentralized manufacturing experiment began reshaping Flat Rock's residential character, community identity, and economic foundation.

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_094_99_0014_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28270 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0015_000 Lot #15 of Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098656		Long: -83.287310		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1954
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer with concrete block or painted trim
Foundation Materials	Concrete block
Window Materials	Aluminum (likely
Window Type	Single-hung, jalousie windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1954-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible exterior updates (dates unknown)		
Current/Common Name	28270 Wesley Ave. (North)					
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	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 residence at 28270 Wesley Avenue represents a characteristic example of early-to-mid 1950s ranch-style architecture that demonstrates the initial wave of post-World War II suburban development in Flat Rock during the community's transition from its industrial origins to a mature residential suburb. Constructed circa 1954, this single-story brick veneer dwelling exhibits the simplified ranch design principles and economical construction methods that made suburban homeownership accessible to working-class families during the post-war housing boom, reflecting the continued prosperity and residential expansion that followed Henry Ford's establishment of industrial facilities in the community.

The house embodies the fundamental characteristics of early ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the low, horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and simplified architectural composition that appealed to post-war suburban developers and homebuyers seeking modern, maintenance-efficient housing. The exterior walls are constructed primarily of brick veneer, providing both structural appearance and weather resistance while creating the substantial, permanent appearance preferred by middle-class homeowners. The brick appears to be a common red or brown variety typical of 1950s suburban construction, laid in standard running bond that emphasizes the building's horizontal orientation. Contrasting trim elements, possibly concrete block or painted masonry units, create visual variety while maintaining the clean, geometric aesthetic preferred during this period.

The fenestration pattern reflects the ranch style's emphasis on functional efficiency and horizontal composition, with windows arranged to provide adequate natural light while maintaining the building's emphasis on horizontal lines. The windows appear to include jalousie or louvered units, which were popular during the 1950s for their ability to provide ventilation control and privacy while maintaining the horizontal emphasis favored in ranch design. The windows appear to have been replaced with aluminum units, likely representing a modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entry treatment appears to be relatively simple, reflecting the ranch style's emphasis on understated, functional design elements rather than the elaborate entrance treatments associated with earlier architectural periods. This approach to entry design demonstrates the post-war preference for informal, family-oriented living patterns over the more ceremonial domestic arrangements of earlier decades.

The building's relationship to its site follows the suburban pattern typical of the 1950s, with the house positioned to take advantage of lot orientation while maintaining the setback relationships and landscape integration preferred in suburban development. The property appears to lack a prominent attached garage, suggesting either a detached garage arrangement or possibly a carport configuration that was common in early suburban development before full garage integration became standard practice.

The property benefits from mature landscaping that includes established trees and shrubs that enhance the ranch style's integration with the suburban environment. The landscape setting, while somewhat obscured in the photograph, appears to follow the open suburban pattern typical of the period, with lawn areas and foundation plantings that create the residential atmosphere characteristic of 1950s suburban development.

History of the Resource

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

In 1961, Anthony Litwinski resided at 28220 N. Wesley.[1] In 1970, Anthony Litwinski resided at 28220 N. Wesley.[2]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley 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.

The property at 28270 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early phase of Flat Rock's residential expansion during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of early-to-mid 1950s ranch-style residential design that demonstrates the initial suburban development following the community's industrial establishment.

Historical Significance (Criterion A): This residence embodies the early phase of post-war suburban development in Flat Rock, representing the community's initial transition from its industrial origins to a residential suburb during the mid-1950s housing expansion. Built circa 1954, the house reflects the growing prosperity and residential opportunities that developed in Flat Rock as Henry Ford's industrial facilities and associated employment attracted working-class and middle-class families seeking modern suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was evolving from a primarily industrial community to include substantial residential neighborhoods that accommodated both factory workers and their families seeking the suburban lifestyle that characterized post-war American aspirations. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful transformation of formerly industrial communities into integrated residential environments that characterized mid-20th century development throughout the Detroit metropolitan region.

Architectural Significance (Criterion C): The residence represents a characteristic example of early ranch-style architecture during its initial period of widespread adoption in southeastern Michigan. The building embodies the fundamental features of mid-1950s ranch design, including horizontal massing, hip roof configuration, brick veneer construction, simplified fenestration patterns, and emphasis on functional efficiency over decorative elaboration. The property demonstrates the architectural response to post-war housing needs, incorporating modern construction methods, economical material usage, and simplified design approaches that made suburban homeownership accessible to working-class families while providing the modern conveniences and maintenance efficiency desired by post-war suburban residents. The ranch style's popularity during this period reflects both the influence of modernist design principles and the successful adaptation of those principles to traditional American preferences for substantial construction and family-oriented living arrangements.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, though some alterations affect its material authenticity while preserving its overall character and design significance. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing relationships, and compositional principles remaining recognizable and coherent despite minor modifications. **Materials** integrity has been compromised by window replacements and possible exterior updates, though the primary brick veneer walls, roof configuration, and overall construction system remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work and roof structure. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and residential scale. **Feeling** integrity remains adequate due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, and basic architectural vocabulary that convey the sense of 1950s suburban development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

Period of Significance: Circa 1954 represents both the construction date and the early phase of post-war suburban development that established the residential development patterns that would continue throughout Flat Rock's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite alterations that affect material integrity, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's representation of early post-war suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the initial phase of residential expansion that established Flat Rock's transformation from an industrial community to a suburban residential area within the Detroit metropolitan region during the post-war era.

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_094_99_0015_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28316 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0017_000 Lot #17 of Gordon-Dale Sub (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098208		Long: -83.287342		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1956
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete block/concrete slab
Window Materials	Aluminum (likely replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1956-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements (dates unknown)
Current/Common Name	28316 Wesley Ave. (North)			
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	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 residence at 28316 Wesley Avenue represents an exceptional example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns and architectural sophistication that characterized Flat Rock's continued residential expansion during the post-war economic boom. Constructed circa 1956, this single-story brick veneer dwelling exhibits the refined ranch design principles and superior material quality that distinguished high-quality suburban construction during the style's peak popularity, reflecting the sustained prosperity and residential excellence that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of the automotive industry in southeastern Michigan.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and masterful integration of substantial materials that create a composition of exceptional architectural quality and enduring appeal. The building features a side-gabled roof configuration with moderate overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for quality suburban construction.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes superior suburban construction of this period. The exterior walls employ high-quality red brick veneer as the dominant material, providing both structural appearance and weather resistance while creating the warm, substantial appearance that represented the pinnacle of middle-class suburban residential design during the mid-1950s. The brick appears to be of excellent quality with uniform coursing and well-executed mortar work that reflects the superior construction standards typical of better suburban developments during this prosperous period. The brick construction demonstrates the ranch style's successful adaptation to traditional Midwestern preferences for permanent, weather-resistant materials while maintaining the horizontal emphasis and geometric simplicity fundamental to modernist design principles.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a sophisticated arrangement of windows that includes both large picture windows and smaller units providing generous natural light while creating visual rhythm across the facade. The large picture window appears to dominate the main living area, reflecting the ranch style's emphasis on indoor-outdoor living and visual connection between interior and exterior spaces that had become central to suburban lifestyle preferences by the mid-1950s. The windows appear to have been replaced with aluminum units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century architectural character.

The main entrance appears to be positioned asymmetrically within the facade composition and integrated into the overall architectural design rather than emphasized as a separate element, consistent with ranch style preferences for understated entries that prioritize architectural unity and functional efficiency over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on compositional harmony and the successful integration of all architectural elements into a coherent design concept.

The building's relationship to its site demonstrates the ranch style's exceptional integration with suburban landscape design principles, with the low horizontal massing allowing the building to nestle comfortably within an outstanding mature landscape that includes substantial deciduous trees providing dramatic natural shading and seasonal interest. The landscape setting contributes exceptionally to the property's character, with the large trees creating a magnificent overhead canopy that enhances the ranch style's emphasis on integration with the natural environment. The presence of such substantial mature trees suggests original or very early landscaping that has reached full development, contributing significantly to both the property's individual character and the broader neighborhood setting that defines the historic district's residential ambiance.

The property appears to include carefully planned foundation plantings with evergreen shrubs that provide year-round visual interest and complement the building's horizontal lines while maintaining the open, uncluttered aesthetic preferred in ranch design. The overall landscape design follows the suburban pattern typical of the period while demonstrating exceptional maturity and maintenance that creates one of the most attractive residential settings in the survey area.

The overall composition demonstrates exceptional design quality, material selection, and landscape integration that places this property among the finest examples of mid-1950s ranch architecture in Flat Rock. The building's proportions, brick construction quality, and outstanding site development reflect the successful synthesis of modernist design principles with traditional Midwestern preferences for substantial construction and permanent materials, creating a residence that effectively represents the architectural and lifestyle aspirations of prosperous suburban families during the mid-1950s.

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 1965, Gunter Frommann resided at 28316 N. Wesley.[1] In 1970, Gunter Frommann resided at 28316 N. Wesley.[2]

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 28316 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the full maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as an outstanding example of mid-1950s ranch-style residential design that demonstrates the style's achievement of full architectural sophistication and superior material quality.*

***Historical Significance (Criterion A):** This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1956, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a highly desirable residential community that attracted affluent middle-class families seeking superior suburban amenities and architectural quality within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had fully matured as a suburban community, offering residential options that competed with the finest suburban developments throughout southeastern Michigan. The exceptional quality of construction and materials, combined with the outstanding landscape development, suggests this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and managerial families drawn by both employment opportunities in the expanding automotive industry and the superior residential environment that Flat Rock had developed during its evolution from Henry Ford's original company town.*

***Architectural Significance (Criterion C):** The residence represents an outstanding and exceptionally well-preserved example of ranch-style architecture during its period of greatest popularity and architectural achievement in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design at a superior level of execution, including masterful horizontal massing, high-quality brick veneer construction, refined proportional relationships, sophisticated fenestration arrangements, and exceptional integration with mature landscape design that collectively demonstrate the ranch style's evolution into a fully mature architectural expression. The property represents the successful culmination of the ranch style's development from its earlier, more simplified manifestations into an architectural approach capable of creating residences of exceptional quality, material sophistication, and lasting architectural significance. The building's design reflects the complete integration of modernist architectural principles with traditional American preferences for substantial construction and weather-resistant materials, creating an architectural synthesis that proved enormously influential in shaping high-quality suburban residential development throughout the Great Lakes region.*

***Integrity Assessment:** The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with minimal alterations that do not compromise its architectural significance or historical character. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is excellently preserved, with the fundamental ranch architectural elements, massing relationships, brick construction, and compositional principles remaining completely recognizable and uncompromised. **Materials** integrity has been affected only by window replacements, with the primary brick veneer walls, roof configuration, and overall construction system remaining substantially original and demonstrating exceptional preservation. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the superior masonry work and architectural proportions that demonstrate the high construction standards of the period. **Setting** integrity is outstanding, benefiting from the residence's position within a cohesive mid-1950s suburban neighborhood and the exceptional mature landscape that creates one of the most attractive residential environments in the survey area. **Feeling** integrity remains exceptionally strong due to the complete preservation of the ranch style's characteristic horizontal emphasis, superior material quality, suburban scale, and outstanding landscape relationship that effectively convey the sense of mid-1950s suburban prosperity and architectural excellence. **Association** integrity clearly connects the property to the post-war*

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban development patterns that represent Flat Rock's successful community evolution and achievement of premier suburban status during the Late period of significance.

Period of Significance: *Circa 1956 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's evolution into a premier suburban community, placing the property firmly within the height of the district's Late period of significance (1922-1972).*

SHPO Compliance Recommendation: *This property is recommended as* ***highly eligible for inclusion*** *as a contributing resource to the Flat Rock Historical District. The residence meets National Register criteria for both historical association and architectural significance while retaining exceptional integrity that clearly conveys its historical and architectural importance. The property should be considered an outstanding component of the district's historical narrative, demonstrating the successful maturation of residential design evolution and community development that established Flat Rock.*

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_094_99_0017_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28326 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0175_000 Lot 175 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098052		Long: -83.287316		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1954	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Stucco or painted masonry with trim	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1954-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, exterior surface treatments		
Current/Common Name	28326 Wesley Ave. (North)					
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	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 residence at 28326 Wesley Avenue represents a modified example of mid-1950s ranch-style architecture that demonstrates both the original suburban development patterns characteristic of Flat Rock's post-war expansion and the subsequent evolution of residential properties through exterior modifications and updating efforts. Constructed circa 1954, this single-story dwelling originally embodied the ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, though subsequent alterations have modified its original material character while preserving its fundamental architectural form and residential function.

The house exhibits the defining characteristics of early-to-mid 1950s ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, though it has been modified through exterior surface treatments that appear to include stucco application or painted masonry surfaces with contrasting trim elements. These modifications create a uniform, maintenance-friendly exterior appearance while potentially covering original construction materials such as brick veneer or wood siding that would have been typical of 1950s ranch construction. The current exterior treatment provides weather protection and visual unity while altering the building's original material character and texture.

The fenestration pattern maintains the ranch style's emphasis on horizontal organization and generous natural light, with a large picture window dominating the main living area and smaller windows providing balanced illumination throughout the facade. The windows appear to have been replaced with vinyl units that include decorative shutters, representing modernization efforts undertaken to improve energy efficiency and enhance visual appeal. While these modifications affect the property's material authenticity, the overall window proportions and arrangement remain consistent with ranch design principles and maintain the building's mid-century residential character.

The main entrance appears to be positioned asymmetrically within the facade composition, consistent with ranch design preferences for functional interior arrangements over formal symmetrical organization. The entrance treatment appears to include updated elements that provide weather protection and residential character while maintaining the ranch style's emphasis on understated, functional design approaches.

The building's relationship to its site demonstrates the ranch style's integration with suburban landscape design, with the property benefiting from well-maintained landscaping that includes both mature trees and carefully planned foundation plantings. The landscape design appears to include formal planting beds with evergreen shrubs that create year-round visual interest and complement the building's horizontal lines. The presence of established trees provides natural shading and contributes to the mature residential character of the neighborhood.

The property includes a detached garage that appears to be either original to the construction period or an early addition, representing the transitional period when automotive accommodation was evolving from detached structures toward the integrated garage arrangements that would become standard in later ranch construction. The garage maintains the residential scale and materials appropriate to the property's character.

While the exterior modifications have altered some aspects of the building's original material character, the fundamental ranch design elements remain recognizable, including the horizontal massing, hip roof configuration, suburban siting, and emphasis on functional efficiency that characterized mid-1950s suburban residential development. The property continues to demonstrate the residential development patterns that supported Flat Rock's transformation during the post-war period.

History of the Resource

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

In 1961, Mrs. Claudia Tussey resided at 28326 North Wesley.[1] In 1970, Mrs. Claudia Tussey resided at 28326 North Wesley.[2]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley 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.

The property at 28326 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early maturation phase of Flat Rock's residential character during the "Late" period of significance, despite exterior modifications that have altered some aspects of its original architectural character.

Historical Significance (Criterion A): This residence embodies the mature phase of early post-war suburban development in Flat Rock, representing the community's continued evolution from its industrial origins to include substantial residential neighborhoods during the mid-1950s housing expansion. Built circa 1954, the house reflects the growing prosperity and residential sophistication that had developed in Flat Rock as Henry Ford's industrial facilities and associated employment continued to attract middle-class families seeking modern suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was successfully developing the residential infrastructure necessary to support its established workforce while attracting new residents drawn by the community's suburban amenities and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful integration of residential and industrial development that characterized Flat Rock's community evolution during the post-war economic expansion.

Architectural Context: Originally, this residence would have represented the refined ranch design approaches that characterized mid-1950s suburban construction, incorporating the horizontal massing, functional efficiency, and modernist influences that had become standard features of suburban residential development. The basic ranch form, hip roof configuration, and suburban siting continue to demonstrate the architectural response to post-war lifestyle preferences and construction practices, even though specific material details and surface treatments have been modified subsequent to the original construction period.

Integrity Assessment: The property retains integrity in several important aspects while experiencing modifications in others that reflect the natural evolution of residential properties over time. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity is substantially preserved, with the fundamental ranch architectural elements, massing relationships, and compositional principles remaining recognizable and coherent despite surface modifications. **Materials** integrity has been affected by exterior surface treatments and window replacements, though the overall construction system and roof configuration appear to remain substantially intact. **Workmanship** integrity reflects both original construction methods and subsequent modification efforts that demonstrate different approaches and time periods. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains adequate due to the preservation of the ranch style's fundamental design characteristics, suburban scale, and landscape integration that continue to convey the sense of mid-century suburban residential development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Contributing Recommendation Rationale: While this property has experienced exterior modifications that affect some aspects of its material authenticity, it retains sufficient architectural integrity and historical associations to contribute meaningfully to the district's representation of mid-1950s suburban development. The basic ranch design elements remain clearly recognizable, the construction period falls squarely within the district's period of significance, and the property continues to demonstrate the residential development patterns that characterized Flat Rock's maturation as a suburban community. The modifications, while affecting surface materials, do not eliminate the building's ability to contribute to the overall historical narrative and architectural character of the district.

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. While exterior modifications have altered some original material characteristics, the residence maintains sufficient historical associations and architectural integrity to contribute to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a contributing component of the district's historical narrative, demonstrating both the original residential expansion that supported Flat Rock's community development and the natural evolution of suburban properties in response to changing maintenance needs and aesthetic preferences.

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_094_04_0175_000 Lot 175 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28338 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0176_300 Lot 176 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097791		Long: -83.287335		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1953
Architectural Style	Contemporary/Neo-Traditional
Building Form	2-Story rectilinear building
Roof Form	Side-gabled with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block/poured concrete
Window Materials	Vinyl
Window Type	Double-hung with shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☐

General Integrity: N/A	Intact ☐	Altered ☐	Moved ☐	Date(s):

Historic Name	N/A
Current/Common Name	28338 Wesley Ave. (North)
Historic/Original Owner	N/A
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	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 residence at 28338 Wesley Avenue represents contemporary residential construction that post-dates the period of significance established for the Flat Rock Historical District. Constructed circa 1985, this two-story dwelling reflects late 20th-century suburban development patterns and architectural preferences that differ substantially from the mid-20th century ranch and traditional style architecture that characterizes the district's historic residential development.

The house exhibits characteristics of contemporary suburban construction, with a two-story side-gabled configuration that references traditional American residential forms while incorporating modern construction methods and materials. The building features a side-gabled roof with dormer windows that create additional interior space and visual interest, representing a design approach that became popular during the 1980s suburban development boom as builders sought to maximize interior space while maintaining residential scale and neighborhood compatibility.

The primary facade demonstrates contemporary suburban design preferences, with vinyl siding as the dominant exterior material providing low-maintenance weather protection and uniform appearance. The use of vinyl siding reflects the construction practices and material preferences that became standard during the 1980s, when synthetic materials were increasingly favored for their durability and reduced maintenance requirements over traditional materials like wood clapboard or brick veneer that characterized earlier construction periods.

The fenestration pattern includes double-hung windows with decorative shutters that reference traditional residential design elements while utilizing contemporary materials and construction methods. The windows appear to be vinyl units that provide energy efficiency and maintenance benefits, while the shutters add visual interest and residential character consistent with suburban design preferences of the 1980s.

The building includes an attached garage that demonstrates the complete integration of automobile accommodation into residential design that had become standard practice by the 1980s. The garage configuration reflects the suburban lifestyle patterns and automotive dependency that characterized late 20th-century residential development.

The property's siting and landscape design follow contemporary suburban patterns, with the building positioned to accommodate modern lot configurations and setback requirements while maintaining compatibility with the surrounding neighborhood's residential character. The landscape includes both mature trees that may predate the current construction and more recent plantings that complement the building's contemporary design.

While this residence represents quality contemporary construction and contributes to the neighborhood's current residential character, it falls outside the period of significance (1922-1972) established for the Flat Rock Historical District and therefore does not contribute to the district's historical or architectural significance.

History of the Resource

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

Roy C. Doty resided at 28338 N. Wesley from 1953 through 1957.[1] In 1961, Roy C. Doty was living at 28338 N. Wesley.[2] Thomas K. and Sandra L. Saville resided at 28338 N. Wesley from 1989 through 2000.[3]

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. <u>This is required for all properties</u>.

The property at 28338 Wesley Avenue is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to its construction date falling outside the established period of significance, despite its location within the district boundaries and its contribution to the neighborhood's current residential character.

Construction Date Analysis: This residence was constructed circa 1985, approximately thirteen years after the end of the district's established period of significance (1922-1972). The building therefore represents post-historic construction that

[1] "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; **<u>ALSO,</u>** Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "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.

[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

occurred subsequent to the period during which Flat Rock developed its historically significant community character and architectural landscape. While the property demonstrates quality construction and appropriate residential design for its construction period, it does not contribute to the historical narrative or architectural development patterns that define the district's significance.

Architectural Context: The building's design reflects late 20th-century suburban residential architecture that differs substantially from the ranch, Colonial Revival, and other mid-20th century architectural styles that characterize the district's contributing resources. The use of contemporary materials, construction methods, and design approaches places this property outside the architectural development patterns that give the district its historical and architectural significance.

District Relationship: While this property is appropriately designed for its suburban context and maintains compatibility with the neighborhood's residential scale and character, its construction date places it outside the historical development period that the district is intended to preserve and interpret. The building represents the continued evolution of the neighborhood subsequent to the period of historical significance rather than contributing to the understanding of the community's historic development patterns.

Non-Contributing Status Rationale: The fifty-year threshold commonly used in historic preservation recognizes that sufficient time must pass for historical perspective and significance to be properly evaluated. This property, constructed in 1985, has not yet reached the age typically required for historical significance evaluation, and more importantly, it falls outside the specific period during which Flat Rock developed the community character and architectural landscape that justify historic district designation.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District based solely on its construction date falling outside the established period of significance. The building should be included within the district boundaries as it occupies a parcel that contributes to the geographic integrity and neighborhood context of the historic area, but it does not contribute to the district's historical significance or architectural character. This classification is standard practice for properties constructed subsequent to the period of significance and does not reflect any judgment about the building's quality or appropriateness to its setting.

Future Consideration: Should the district's period of significance be amended in the future to include later periods of development, or should this property reach the age typically required for historical evaluation, its contributing status could be reconsidered based on its architectural merit and historical associations at that time.

Areas of Significance: [Not applicable - post-historic construction]

Level of Significance: [Not applicable]

Contributing Status: Non-Contributing Resource to Historic District (Post-Historic 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), 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	28410 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0177_300 Lot 177 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097512		Long: -83.287328		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1958
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof with broad eaves
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum (likely replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1958-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☒	Altered ☐	Moved ☐ Date(s):

Current/Common Name	28410 Wesley Ave. (North)
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	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 residence at 28410 Wesley Avenue represents an outstanding example of late 1950s ranch-style architecture that demonstrates the full maturation and sophisticated material integration characteristic of high-quality suburban residential design during Flat Rock's continued post-war development. Constructed circa 1958, this single-story dwelling exhibits the refined ranch design principles and enhanced architectural sophistication that distinguished superior suburban construction during the style's peak period, reflecting the sustained prosperity and residential excellence that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of automotive industry employment in the region.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and masterful integration of varied materials that create a composition of exceptional architectural interest and visual sophistication. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and dramatic visual emphasis through deep shadow lines that enhance the building's three-dimensional character and architectural presence. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the late 1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's most sophisticated approach to material combination and architectural composition, employing a striking integration of brick veneer and horizontal siding that creates visual variety while maintaining the building's fundamental horizontal emphasis. The brick veneer, appearing in a rich red or brown color, provides structural appearance and weather resistance for portions of the facade, while horizontal siding creates textural contrast and emphasizes the building's linear character. This mixed-material approach represents the architectural refinement that characterized suburban development as the ranch style evolved beyond its earliest, more simplified manifestations into a fully mature architectural expression capable of creating residences of exceptional quality and lasting appeal.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a sophisticated arrangement of large picture windows and smaller units that provide generous natural light while creating rhythmic visual interest across the facade. The large picture windows demonstrate the ranch style's commitment to indoor-outdoor living and visual connection between interior and exterior spaces, while their horizontal proportions reinforce the building's overall linear emphasis. The windows appear to have been replaced with aluminum units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance appears to be integrated into the overall facade composition rather than emphasized as a separate architectural element, consistent with ranch style preferences for understated entries that prioritize architectural unity over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on compositional harmony and the subordination of individual elements to the overall design concept.

The building's sophisticated material combination extends beyond mere visual variety to demonstrate the ranch style's successful integration of modernist design principles with traditional construction methods and regional preferences. The brick veneer provides the substantial, permanent appearance favored by middle-class homeowners, while the horizontal siding adds textural interest and reinforces the modernist emphasis on honest expression of materials and construction methods. This combination reflects the successful synthesis of contemporary architectural theory with practical suburban requirements that characterized the best ranch architecture of the late 1950s.

The property benefits from exceptional landscape integration, with mature deciduous trees that provide natural shading and create a dramatic overhead canopy that enhances the ranch style's emphasis on integration with the natural environment. The landscape setting contributes significantly to the property's character, with well-established plantings and open lawn areas that create the mature suburban atmosphere characteristic of successful late 1950s residential development. The presence of substantial trees suggests original or early landscaping that has reached full development, contributing to both the property's individual character and the broader neighborhood setting.

The overall composition demonstrates exceptional design quality and architectural sophistication that places this property among the finest examples of late 1950s ranch architecture in the survey area. The building's proportions, material combinations, and landscape integration reflect the successful culmination of ranch style development and represent the architectural aspirations of prosperous suburban families during the late 1950s.

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 1965, Albert Schoen resided at 28410 North Wesley.[1] In 1970, Albert Schoen resided at 28410 North Wesley.[2]

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 28410 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the culmination and maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as an exceptional example of late 1950s ranch-style residential design that demonstrates the style's achievement of full architectural sophistication and material integration.

Historical Significance (Criterion A): This residence embodies the culminating phase of post-war suburban development in Flat Rock, representing the community's successful achievement of status as a premier suburban municipality during the late 1950s economic expansion. Built circa 1958, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as one of the most desirable residential communities in the Detroit metropolitan area, attracting affluent families seeking the highest quality suburban amenities and architectural distinction. The property's construction coincides with the period when Flat Rock had fully matured as a suburban community, offering residential options that rivaled the finest suburban developments throughout southeastern Michigan. The sophisticated material combinations and architectural quality suggest this property housed residents of substantial economic means, demonstrating the community's success in attracting diverse professional and managerial families drawn by both employment opportunities in the expanding automotive industry and the superior residential environment that Flat Rock had developed.

Architectural Significance (Criterion C): The residence represents an exceptional and highly sophisticated example of ranch-style architecture during its period of greatest popularity and architectural achievement in southeastern Michigan. The building embodies the characteristic features of late 1950s ranch design at its highest level of development, including masterful horizontal massing, sophisticated material integration combining brick veneer and horizontal siding, refined proportional relationships, and seamless landscape integration that collectively demonstrate the ranch style's evolution into a fully mature architectural expression. The property represents the successful culmination of the ranch style's development from its earlier manifestations into an architectural approach capable of creating residences of exceptional quality, material sophistication, and lasting architectural significance. The building's design reflects the complete integration of modernist architectural principles with traditional American preferences for substantial construction and weather-resistant materials, creating an architectural synthesis that proved enormously influential in shaping high-quality suburban residential development throughout the Great Lakes region.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with minimal alterations that do not compromise its architectural significance or historical character. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is excellently preserved, with the fundamental ranch architectural elements, material combinations, massing relationships, and compositional principles remaining completely recognizable and uncompromised. **Materials** integrity has been affected only by window replacements, with the distinctive brick veneer and horizontal siding combination, roof configuration, and overall construction system remaining substantially original and demonstrating exceptional preservation. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the superior masonry work, siding installation, and architectural integration of varied materials that demonstrate the high construction standards of the period. **Setting** integrity is outstanding, benefiting from the residence's position within a cohesive late 1950s suburban neighborhood that maintains its historical character and exceptional mature landscape features. **Feeling** integrity remains exceptionally strong due to the complete preservation of the ranch style's characteristic horizontal emphasis, material sophistication, suburban scale, and landscape relationship that effectively convey the sense of late 1950s suburban prosperity and architectural achievement. **Association** integrity clearly connects

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1966-66) p. 56, for Wesleyin Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution and achievement of premier suburban status during the Late period of significance.

Period of Significance: Circa 1958 represents both the construction date and the culminating phase of post-war suburban development that demonstrated Flat Rock's achievement of status as a premier suburban community, placing the property at the height of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **highly eligible for inclusion** as a contributing resource to the Flat Rock Historical District. The residence meets National Register criteria for both historical association and architectural significance while retaining exceptional integrity that clearly conveys its historical and architectural importance. The property should be considered an outstanding component of the district's historical narrative, demonstrating the successful culmination of residential design evolution and community development that established Flat Rock as one of the premier suburban communities within the Detroit metropolitan region during the post-war era.

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_094_04_0177_300 Lot 177 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28416 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0178_000 Lot 178 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097360		Long: -83.287268		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1952	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (over original materials)	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1952-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive deck addition, siding replacement, window		
Current/Common Name	28416 Wesley Ave. (North)					
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	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 residence at 28416 Wesley Avenue represents a substantially modified example of early 1950s ranch-style architecture that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive alterations have significantly transformed its architectural character and historical authenticity. Constructed circa 1952, this single-story dwelling would have initially embodied the simplified ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, but subsequent modifications have altered its ability to clearly represent the design characteristics and aesthetic qualities of its construction period.

The house retains the basic characteristics of early ranch-style architecture in its fundamental form and massing, with its horizontal emphasis, low-profile configuration, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration that maintains the horizontal silhouette fundamental to ranch design, though the roof appears to have been reroofed with contemporary materials that may differ from the original construction specifications.

The primary facade has been substantially altered through multiple modifications that collectively transform the building's original architectural character. The most significant alteration is the addition of an extensive wooden deck or porch structure that spans much of the front facade and extends significantly beyond the original building footprint. This deck addition, while providing enhanced outdoor living space and functional benefits, represents a major departure from the original ranch design principles that emphasized understated entries, direct integration between interior and exterior spaces, and minimal intermediate structures between the building and its landscape setting.

The exterior walls have been completely covered with vinyl siding that has eliminated the original wall materials and their associated architectural details, texture, and visual character. This alteration represents one of the most significant modifications to the building's historical authenticity, as the vinyl siding installation has removed important evidence of the original construction methods, material choices, and design aesthetic that would have characterized the property during its 1952 construction period. The vinyl siding, while providing maintenance advantages and weather protection, has fundamentally altered the building's material character and architectural expression.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units with added decorative shutters. These windows and shutters differ significantly in material character, proportional relationships, and stylistic approach from the windows that would have been original to the building's early 1950s construction. The addition of decorative shutters represents a stylistic choice that is inconsistent with the simplified, modernist-influenced aesthetic that characterized authentic ranch design, creating a visual appearance that conflicts with the architectural principles of the original style period.

The deck addition features extensive railings and appears to include multiple levels or sections that create a complex outdoor living structure. While this addition provides valuable functional space and demonstrates the homeowners' investment in the property, it significantly alters the building's relationship to its site and eliminates the direct, unmediated connection between interior and exterior spaces that was fundamental to ranch design philosophy.

The building's siting and relationship to the surrounding landscape maintain some characteristics of 1950s suburban development, with the property benefiting from mature trees that provide natural shading and contribute to the established residential character of the neighborhood. However, the extensive modifications to the building itself limit its ability to contribute meaningfully to the overall historical character and architectural cohesion of the surrounding area.

The cumulative effect of these alterations has fundamentally transformed the property's architectural character and significantly compromised its ability to represent the design principles, construction methods, and aesthetic qualities of early 1950s ranch architecture. While the basic form and siting relationships remain somewhat recognizable, the replacement of original materials and the addition of incompatible elements have altered the building's character to a degree that substantially diminishes its historical authenticity and architectural integrity.

History of the Resource

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

In 1970, Donald A. Lizyness resided at 28416 North Wesley.[1]

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley 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.

The residence at 28416 Wesley Avenue represents a substantially modified example of early 1950s ranch-style architecture that originally reflected the post-World War II suburban development patterns characteristic of Flat Rock's residential expansion, though extensive alterations have significantly transformed its architectural character and historical authenticity. Constructed circa 1952, this single-story dwelling would have initially embodied the simplified ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, but subsequent modifications have altered its ability to clearly represent the design characteristics and aesthetic qualities of its construction period.

The house retains the basic characteristics of early ranch-style architecture in its fundamental form and massing, with its horizontal emphasis, low-profile configuration, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration that maintains the horizontal silhouette fundamental to ranch design, though the roof appears to have been reroofed with contemporary materials that may differ from the original construction specifications.

The primary facade has been substantially altered through multiple modifications that collectively transform the building's original architectural character. The most significant alteration is the addition of an extensive wooden deck or porch structure that spans much of the front facade and extends significantly beyond the original building footprint. This deck addition, while providing enhanced outdoor living space and functional benefits, represents a major departure from the original ranch design principles that emphasized understated entries, direct integration between interior and exterior spaces, and minimal intermediate structures between the building and its landscape setting.

The exterior walls have been completely covered with vinyl siding that has eliminated the original wall materials and their associated architectural details, texture, and visual character. This alteration represents one of the most significant modifications to the building's historical authenticity, as the vinyl siding installation has removed important evidence of the original construction methods, material choices, and design aesthetic that would have characterized the property during its 1952 construction period. The vinyl siding, while providing maintenance advantages and weather protection, has fundamentally altered the building's material character and architectural expression.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units with added decorative shutters. These windows and shutters differ significantly in material character, proportional relationships, and stylistic approach from the windows that would have been original to the building's early 1950s construction. The addition of decorative shutters represents a stylistic choice that is inconsistent with the simplified, modernist-influenced aesthetic that characterized authentic ranch design, creating a visual appearance that conflicts with the architectural principles of the original style period.

The deck addition features extensive railings and appears to include multiple levels or sections that create a complex outdoor living structure. While this addition provides valuable functional space and demonstrates the homeowners' investment in the property, it significantly alters the building's relationship to its site and eliminates the direct, unmediated connection between interior and exterior spaces that was fundamental to ranch design philosophy.

The building's siting and relationship to the surrounding landscape maintain some characteristics of 1950s suburban development, with the property benefiting from mature trees that provide natural shading and contribute to the established residential character of the neighborhood. However, the extensive modifications to the building itself limit its ability to contribute meaningfully to the overall historical character and architectural cohesion of the surrounding area.

The cumulative effect of these alterations has fundamentally transformed the property's architectural character and significantly compromised its ability to represent the design principles, construction methods, and aesthetic qualities of early 1950s ranch architecture. While the basic form and siting relationships remain somewhat recognizable, the replacement of original materials and the addition of incompatible elements have altered the building's character to a degree that substantially diminishes its historical authenticity and architectural integrity.

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_094_04_0178_000 Lot 178 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28426 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0179_000 Lot 179 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097152	Long: -83.287286			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1953
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1953-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28426 Wesley Ave. (North)						
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	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 residence at 28426 Wesley Avenue represents a modified example of early-to-mid 1950s ranch-style architecture that demonstrates both the original suburban development patterns characteristic of Flat Rock's post-war expansion and the subsequent evolution of residential properties through homeowner modifications and modernization efforts. Constructed circa 1953, this single-story dwelling originally embodied the simplified ranch design principles that made suburban homeownership accessible to middle-class families during the post-war housing boom, though subsequent alterations have modified its original architectural character while maintaining its fundamental form and residential function.

The house exhibits the basic characteristics of early ranch-style architecture, with its horizontal emphasis, low-profile massing, and straightforward geometric composition that distinguished this housing type from earlier architectural traditions. The building features a hip roof configuration with moderate overhanging eaves that provide functional weather protection while creating the horizontal silhouette fundamental to ranch design. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness for suburban construction.

The primary facade demonstrates the ranch style's characteristic emphasis on horizontal lines and functional organization, though it has been significantly modified through the addition of a front porch that alters the building's original relationship to its site and entrance sequence. The porch addition, while providing enhanced outdoor living space and weather protection, represents a substantial departure from the original ranch design, which typically emphasized understated entries and direct integration between interior and exterior spaces without intermediate porch elements. This modification reflects changing homeowner preferences and lifestyle needs that evolved subsequent to the building's original construction.

The exterior walls appear to be vinyl over original wood siding providing both weather protection and a clean, maintenance-friendly appearance. The siding may represent either original construction materials or replacement materials installed during subsequent renovation efforts. The painted finish creates a uniform appearance that maintains the building's geometric simplicity while potentially obscuring original material characteristics and construction details.

The fenestration pattern has been modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows differ in material character and possibly in proportional relationships from the windows that would have been original to the building's 1953 construction period. The current window configuration includes what appears to be a large picture window that maintains the ranch style's emphasis on generous natural light and visual connection between interior and exterior spaces, though the specific details and framing materials represent contemporary replacements rather than period-appropriate elements.

The front porch addition features white railings and appears to span a significant portion of the front facade, creating a covered outdoor space that provides both functional benefits and architectural emphasis. While this addition enhances the building's residential character and provides valuable outdoor living space, it represents a substantial alteration to the original ranch design that emphasized minimal ornamentation and direct, unmediated relationships between interior and exterior spaces.

The building's relationship to its site demonstrates the ranch style's integration with suburban landscape design, with the property benefiting from mature trees that provide natural shading and contribute to the established residential character of the neighborhood. The large deciduous trees visible in the photograph create a dramatic canopy that enhances the property's visual appeal while demonstrating the long-term development of the suburban landscape.

The cumulative effect of the alterations, while providing functional benefits and maintaining the building's residential character, has modified the property's original architectural integrity and its ability to clearly represent the design principles and aesthetic characteristics of early 1950s ranch construction. However, the basic form, massing, and siting relationships remain recognizable as ranch architecture, and the property continues to contribute to the overall character of the mid-century suburban neighborhood.

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 1961, John M. Barnes resided at 28426 North Wesley.[1] In 1970, John M. Barnes resided at 28426 North Wesley.[2] In 1974, John M. Barnes resided at 28426 North Wesley.[3]

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 28426 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the early phase of Flat Rock's residential expansion during the "Late" period of significance, despite alterations that have modified its architectural character while preserving its essential historical associations and neighborhood context.

Historical Significance (Criterion A): This residence embodies the early phase of post-war suburban development in Flat Rock, representing the community's initial transformation from its industrial origins to include substantial residential neighborhoods during the early-to-mid 1950s housing expansion. Built circa 1953, the house reflects the growing prosperity and residential opportunities that developed in Flat Rock as Henry Ford's industrial facilities and associated employment attracted middle-class families seeking modern suburban housing within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock was rapidly developing the residential infrastructure necessary to support its expanding workforce, demonstrating the successful integration of industrial development with residential community growth that characterized many Detroit-area communities during the post-war economic boom. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful transformation of formerly rural communities into integrated residential-industrial environments that characterized mid-20th century development throughout the Detroit metropolitan region.

Architectural Context: Originally, this residence would have represented the simplified ranch design approaches that characterized early 1950s suburban construction, incorporating the horizontal massing, functional efficiency, and modernist influences that appealed to post-war suburban developers and homebuyers. The basic ranch form, hip roof configuration, and suburban siting demonstrate the architectural response to post-war housing needs and lifestyle preferences, even though subsequent modifications have altered specific design details and added elements not consistent with the original ranch aesthetic.

Integrity Assessment: The property retains integrity in some aspects while experiencing compromise in others due to alterations that reflect the natural evolution of residential properties over time. **Location** integrity remains intact, as the building stands on its original site within the historic residential neighborhood. **Design** integrity has been compromised by the front porch addition and other modifications, though the basic ranch form and massing relationships remain recognizable. **Materials** integrity has been affected by window replacements and possible siding modifications, though the overall construction system appears to remain substantially intact. **Workmanship** integrity reflects both original construction and subsequent modifications that demonstrate different construction periods and approaches. **Setting** integrity benefits from the residence's position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity has been somewhat diminished by alterations that have modified the building's original ranch character, though it continues to convey a sense of mid-century suburban residential development. **Association** integrity connects the property to the post-war suburban development patterns that represent Flat Rock's community evolution during the Late period of significance.

Contributing Recommendation Rationale: While this property has experienced alterations that affect its architectural integrity, it retains sufficient historical associations and neighborhood context to contribute meaningfully to the district's representation of early post-war suburban development. The basic ranch form remains recognizable, the construction period falls within the district's period of significance, and the property continues to demonstrate the residential development patterns that characterized Flat Rock's transformation during the 1950s. The alterations, while affecting architectural authenticity, represent the natural evolution of residential properties and do not eliminate the building's ability to contribute to the overall historical narrative of the district.

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. While alterations have modified the building's original architectural character, the residence

[1] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 52, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

maintains sufficient historical associations and contextual significance to contribute to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a contributing component of the district's historical narrative, demonstrating both the original residential expansion that supported Flat Rock's industrial development and the subsequent evolution of suburban properties in response to changing homeowner needs and preferences.

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_094_04_0179_000 Lot 179 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28446 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0181_000 Lot 181 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096947		Long: -83.287277		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1957
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof with broad eaves
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer with painted trim
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum (likely replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage (not visible from this angle)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1957-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements (dates unknown)

Current/Common Name	28446 Wesley Ave. (North)
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	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 residence at 28446 Wesley Avenue represents an excellent example of late 1950s ranch-style architecture that demonstrates the full maturation and architectural sophistication of suburban residential design during Flat Rock's continued post-war development. Constructed circa 1957, this single-story brick veneer dwelling exhibits the refined ranch design principles and enhanced material quality that characterized high-quality suburban construction during the style's peak period, reflecting the sustained prosperity and residential sophistication that had developed in the community following Henry Ford's initial industrial establishment and the subsequent growth of the automotive industry in the region.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and masterful integration of materials and architectural elements that create a composition of exceptional quality and visual appeal. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition while creating deep shadow lines that enhance the building's three-dimensional character. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the late 1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes superior suburban construction of this period. The exterior walls employ high-quality brick veneer as the dominant material, providing both structural appearance and weather resistance while creating the warm, substantial appearance that represented the epitome of middle-class suburban aspirations during the late 1950s. The brick appears to be a rich brown or red variety with excellent coursing and mortar work that reflects the quality construction standards typical of better suburban developments during this prosperous period. Light-colored painted trim elements create crisp contrast against the brick walls and emphasize the building's clean, geometric lines consistent with modernist design influences that had become fully integrated into suburban residential architecture by this time.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a sophisticated combination of large picture windows and smaller units that provide generous natural light while creating visual rhythm and architectural interest across the facade. The large picture window dominates the main living area, reflecting the ranch style's emphasis on indoor-outdoor living and visual connection between interior and exterior spaces that had become fundamental to suburban lifestyle preferences. The windows appear to have been replaced with aluminum units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. While these replacements affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent and successfully maintain the building's mid-century character.

The main entrance is positioned asymmetrically within the facade composition and appears to be integrated into the overall architectural design rather than emphasized as a separate element, consistent with ranch style preferences for understated entries that prioritize functional efficiency over ceremonial importance. The entrance treatment reflects the mature ranch style's emphasis on architectural unity and the subordination of individual elements to the overall compositional harmony.

The building's relationship to its site demonstrates the ranch style's successful integration with suburban landscape design principles, with the low horizontal massing allowing the building to nestle comfortably within the mature landscaping that includes substantial deciduous trees providing natural shading and seasonal interest. The landscape setting contributes significantly to the property's character, with well-established plantings that create the mature suburban atmosphere characteristic of successful late 1950s residential development. The presence of large trees suggests original or early landscaping that has reached full development, contributing to both the property's individual character and the broader neighborhood setting.

The overall composition demonstrates exceptional design quality and material selection that places this property among the finest examples of late 1950s ranch architecture in the survey area. The building's proportions, material combinations, and landscape integration reflect the successful synthesis of modernist design principles with traditional Midwestern preferences for substantial construction and weather-resistant materials, creating a residence that effectively represents the architectural and lifestyle aspirations of prosperous suburban families during the late 1950s.

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 1961, David O. Fleming resided at 28446 North Wesley.[1] In 1970, David O. Fleming resided at 28446 North Wesley.[2]

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 28446 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the full maturation and culmination of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as an outstanding example of late 1950s ranch-style residential design that demonstrates the style's achievement of full architectural sophistication and integration with suburban lifestyle preferences.

Historical Significance (Criterion A): This residence embodies the culminating phase of post-war suburban development in Flat Rock, representing the community's successful achievement of status as a premier suburban municipality during the late 1950s economic expansion. Built circa 1957, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as one of the most desirable residential communities in the Detroit metropolitan area, attracting affluent middle-class and professional families seeking the highest quality suburban amenities and architectural distinction. The property's construction coincides with the period when Flat Rock had fully matured as a suburban community, offering residential options that rivaled the finest suburban developments throughout southeastern Michigan. The exceptional quality of construction and materials suggests this property may have housed residents of higher economic status, demonstrating the community's success in attracting diverse professional and managerial families drawn by both employment opportunities in the expanding automotive industry and the superior residential environment that Flat Rock had developed during its evolution from Henry Ford's original company town.

Architectural Significance (Criterion C): The residence represents an outstanding and exceptionally well-preserved example of ranch-style architecture during its period of greatest popularity and architectural achievement in southeastern Michigan. The building embodies the characteristic features of late 1950s ranch design at its highest level of development, including masterful horizontal massing, sophisticated hip roof configuration, superior brick veneer construction, refined proportional relationships, and seamless integration with mature landscape design that collectively demonstrate the ranch style's evolution into a fully mature architectural expression. The property represents the successful culmination of the ranch style's development from its earlier, more austere manifestations into an architectural approach capable of creating residences of exceptional quality and lasting appeal. The building's design reflects the complete integration of modernist architectural principles with traditional American preferences for substantial construction, weather-resistant materials, and family-oriented living arrangements, creating an architectural synthesis that proved enormously influential in shaping suburban residential development throughout the Great Lakes region.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are minimal and consistent with the expected evolution of high-quality mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is excellently preserved, with the fundamental ranch architectural elements, massing relationships, roof configurations, and material combinations remaining completely recognizable and uncompromised. **Materials** integrity has been affected only by window replacements, with the primary brick veneer walls, roof configuration, trim elements, and overall construction system remaining substantially original and demonstrating exceptional preservation. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the superior masonry work, roof structure, and architectural integration that demonstrate the high construction standards of the period. **Setting** integrity is outstanding, benefiting from the residence's position within a cohesive late 1950s suburban neighborhood that maintains its historical character and exceptional mature landscape features. **Feeling** integrity remains exceptionally strong due to the complete preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that effectively convey the sense of late 1950s suburban prosperity and architectural achievement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution and achievement of premier suburban status during the Late period of significance.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Period of Significance: Circa 1957 represents both the construction date and the culminating phase of post-war suburban development that demonstrated Flat Rock's achievement of status as a premier suburban community, placing the property at the height of the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **highly eligible for inclusion** as a contributing resource to the Flat Rock Historical District. The residence meets National Register criteria for both historical association and architectural significance while retaining exceptional integrity that clearly conveys its historical and architectural importance. The property should be considered an outstanding component of the district's historical narrative, demonstrating the successful culmination of residential design evolution and community development that established Flat Rock as one of the premier suburban communities within the Detroit metropolitan region during the post-war era.

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_094_04_0181_000 Lot 181 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28456 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0182_000 Lot 182 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096809		Long: -83.287311		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1950
Architectural Style	Ranch/Minimal Traditional
Building Form	1.5-Story rectilinear building
Roof Form	Gable Roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (over original wood siding
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☐	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Extensive exterior alterations (dates unknown)			
Current/Common Name	28456 Wesley Ave. (North)						
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	August 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.

The residence at 28456 Wesley Avenue represents a modest example of early post-World War II residential construction that originally reflected the simplified design approaches characteristic of affordable housing development during the late 1940s and early 1950s. Constructed circa 1950, this single-story dwelling would have initially embodied the basic ranch and minimal traditional design principles that made suburban homeownership accessible to working-class families during the post-war housing boom, though subsequent alterations have significantly modified its original architectural character and historical authenticity.

The house exhibits a straightforward rectangular form with a front-facing gable roof configuration that represents a transitional approach between traditional gable-front house types and the emerging ranch style that would dominate suburban development throughout the 1950s. The building's modest scale and simplified massing reflect the economical construction methods and basic design approaches that characterized affordable post-war housing development, providing functional residential accommodation while minimizing construction costs and complexity.

The primary facade has been substantially altered through the installation of vinyl siding that has completely covered the original exterior wall materials, likely wood clapboard or other siding typical of early 1950s residential construction. This alteration represents one of the most significant modifications to the building's historical character, as the vinyl siding installation has eliminated the original material texture, joint patterns, and architectural details that would have characterized the property during its construction period. The vinyl siding, while providing maintenance benefits and weather protection, has fundamentally changed the building's visual character and eliminated important evidence of its original construction methods and design aesthetic.

The fenestration pattern has been extensively modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows differ significantly in proportion, material character, and detailing from the windows that would have been original to the building's 1950 construction period. The current windows lack the architectural character and specific proportional relationships that would have been typical of early 1950s residential construction, contributing to the property's diminished historical authenticity and architectural integrity.

The main entrance has been modified through the installation of modern steps and railings that, while providing functional access and safety features, represent contemporary additions rather than period-appropriate architectural elements. The current entrance treatment lacks the specific design characteristics and material authenticity that would be consistent with the building's original construction period and architectural context.

The building's relationship to its site follows the basic suburban pattern typical of early 1950s development, with the house positioned on a standard residential lot with setback relationships appropriate to the period. The property includes a detached garage that appears to be either original to the construction period or an early addition, representing the transitional period when automotive accommodation was evolving from detached structures toward the integrated garage arrangements that would become standard in later suburban development.

The cumulative effect of the exterior alterations has significantly compromised the building's ability to convey its historical period and architectural significance. While the basic form and massing relationships remain recognizable, the replacement of original materials and architectural details with contemporary substitutes has altered the building's character to a degree that diminishes its historical authenticity and architectural integrity.

The property's landscape setting includes mature trees that provide natural shading and contribute to the residential character of the neighborhood, though the building's extensive alterations limit its ability to contribute meaningfully to the overall historical character of the surrounding area.

History of the Resource

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

In 1950, Herman and Joyce Blohm resided at 28456 Wesley; and Herman Blohm worked as a mason at construction.[1] In 1961, John S. Vreeland resided at 28456 North Wesley.[2]In 1970, Stewart P. Lang resided at 28456 North Wesley.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 205, for Herman & Joyce Blohm ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 21 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley 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.

The property at 28456 Wesley Avenue is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations that have significantly compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1950 during the early phase of post-World War II suburban expansion that represented the initial transformation of Flat Rock's residential character following Henry Ford's industrial development. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's evolution as industrial employment opportunities attracted working-class families seeking affordable suburban housing. The dwelling contributes to the historical understanding of post-war residential development patterns, when modest single-story homes provided accessible homeownership opportunities for industrial workers and their families seeking suburban alternatives to urban housing.

Original Architectural Significance: Originally, this residence would have represented the simplified design approaches that characterized affordable post-war housing construction, incorporating elements of both minimal traditional and early ranch styling that appealed to budget-conscious suburban developers and homebuyers. The basic rectangular form and front-facing gable roof would have demonstrated the architectural response to housing shortages and economic constraints that shaped residential construction during the early 1950s, when builders emphasized functional efficiency and construction economy over architectural elaboration.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been compromised by alterations to the exterior appearance and entrance configuration, though the basic form remains recognizable. **Materials** integrity has been severely compromised by the installation of vinyl siding and replacement windows that have completely obscured original construction materials and architectural details. **Workmanship** integrity has been affected by the covering and replacement of original construction elements with contemporary materials and methods. **Setting** integrity is maintained through the property's position within the residential neighborhood. **Feeling** integrity has been significantly diminished by the cumulative effect of exterior alterations that have modernized the building's appearance beyond its historical character. **Association** integrity, while conceptually present through the building's age and location, is weakened by the loss of physical characteristics that would clearly identify the property with its construction period and historical context.

Non-Contributing Recommendation: While this property possesses historical associations with Flat Rock's post-war suburban development and falls within the district's period of significance, the extensive exterior alterations have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The vinyl siding installation and window replacements have obscured the building's original materials, proportions, and architectural details, making it difficult for the property to convey its historical significance or represent the architectural characteristics of early 1950s residential construction.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations and general form, the extensive alterations have compromised its ability to contribute meaningfully to the district's representation of mid-20th century residential architecture and development patterns. The property should be included within the district boundaries for its historical associations and potential for future restoration, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts remove non-historic alterations and restore period-appropriate materials and details, the property's contributing status could be reconsidered during future district amendments or updates.

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_094_04_0182_000 Lot 182 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28466 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0183_000 Lot 183 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096672		Long: -83.287319		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1925
Architectural Style	Tudor Revival/Colonial Revival influences
Building Form	2-Story rectilinear building
Roof Form	Side gable with catslide (swept) extension
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (replacement)
Foundation Materials	Brick/concrete block
Window Materials	Vinyl (replacement)
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
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 ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28466 Wesley Ave. (North)						
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	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.

This 1925 Tudor Revival-influenced cottage is a 2-story residential structure situated on Wesley Street in Flat Rock. The building represents pre-Village Industries residential development that existed three years before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. The property is architecturally distinguished by its distinctive side-gabled roof with catslide extension and its exceptionally prominent exterior brick chimney—both features that suggest Tudor Revival influences popular during the 1920s. While the property has undergone exterior material alterations, it retains its striking roof form, massive brick chimney, original massing, and spatial relationships that allow it to convey its identity as a mid-1920s period revival residence with distinctive architectural character.

The house exhibits characteristics that suggest Tudor Revival influences adapted to modest cottage-scale residential construction. Tudor Revival architecture was highly popular during the 1920s, characterized by steeply pitched roofs, prominent chimneys (often massive and decorative), asymmetrical compositions, and references to medieval English building traditions. While this property is a modest two-story cottage rather than a grand Tudor mansion, it incorporates key Tudor Revival design elements—particularly the exceptionally prominent brick chimney—that create distinctive architectural character.

The roof form is a side gable with a catslide extension, where one side of the roof sweeps down in a long, extended slope creating an asymmetrical profile. This catslide configuration creates varied rooflines and adds architectural interest while providing expanded interior space under the extended slope. The steeply pitched roof and catslide extension create the kind of dramatic roofline associated with Tudor Revival design, though executed at a modest scale appropriate to working-class housing. The roof is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

Prominent Brick Chimney - Exceptional Tudor Revival Character: The most visually striking and architecturally significant feature of this property is the massive exterior brick chimney that rises prominently along the front facade. This substantial chimney extends from the foundation to well above the roofline, creating a powerful vertical element that dominates the facade composition. The chimney's exceptional prominence, substantial mass, and exterior placement are characteristic features of Tudor Revival architecture, where massive decorative chimneys served as primary design elements referencing medieval English building traditions.

In Tudor Revival design, prominent exterior chimneys were not merely functional elements but deliberate architectural statements that evoked the massive chimney stacks of English manor houses and cottages. The chimney on this property exemplifies this design principle—its scale is exceptional for a modest two-story cottage, making it a defining architectural feature that immediately identifies the building's Tudor Revival influences. The brick construction provides important material texture and visual weight, creating strong contrast with the surrounding siding and emphasizing the chimney's architectural prominence.

The chimney's survival in excellent condition represents exceptional preservation of the property's most significant Tudor Revival character-defining feature. Its continued prominence and substantial mass demonstrate the original design intention to create distinctive architectural character through this prominent vertical element.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1925 construction date and Tudor Revival influences, the original exterior may have been wood clapboard, wood shingles, or possibly stucco panels—all materials used in Tudor Revival residential construction. The vinyl siding impacts the property's material integrity, though the underlying form and massing remain intact, and importantly, the vinyl siding respects and preserves the prominent brick chimney.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood units, possibly with multi-light casements or double-hung windows with divided lights appropriate to Tudor Revival styling. However, the window openings appear to maintain their original locations and basic proportions, preserving the general fenestration pattern established at construction.

A covered front porch provides outdoor living space and creates welcoming residential character. The porch's simple treatment is appropriate to the modest cottage scale while providing functional covered entry space. The porch contributes to the overall residential character and represents typical 1920s design practices that emphasized outdoor living areas.

The foundation appears to be concrete or concrete block construction, typical of mid-1920s residential building practices. The foundation creates elevation for the first floor, defining the building's relationship to grade.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the integration of automobile accommodation into 1920s residential planning. By 1925, garages were becoming increasingly common features of new residential construction.

The building's two-story massing creates substantial presence while maintaining modest cottage scale. The asymmetrical composition—emphasized by the catslide roof extension and off-center chimney placement—reflects Tudor Revival design principles that favored picturesque irregularity over formal symmetry.

The building's setting on Wesley Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community.

Despite the replacement of exterior materials, the property retains exceptional aspects of integrity through its distinctive roof form and prominent brick chimney—the features that create its Tudor Revival character and architectural distinction. The catslide roof configuration, the massive exterior chimney, the two-story massing, the asymmetrical composition, and the overall building scale and proportions all remain intact. These retained features—particularly the striking roof form and dominant chimney—create powerful architectural character that allows the property to maintain its identity as a distinctive 1925 Tudor Revival-influenced residence despite material alterations to siding and windows.

Character-defining features include the side-gabled roof with catslide extension creating distinctive asymmetrical profile, the exceptionally prominent exterior brick chimney characteristic of Tudor Revival design, the two-story cottage massing, the asymmetrical composition, the covered front porch, the overall cottage scale and proportions, and the detached garage representing 1920s automobile-era residential planning. The combination of dramatic roof form and massive chimney creates exceptional architectural character that distinguishes this property within the district.

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 and 1939, C. S. Cooke owned Lot 183 in the Gordon-Dale Sub.[1] In 1950, Herbert and Joyce Blohm resided at 28466 Wesley. Herbert was a truck driver and Joyce worked at a creamery.[2] In 1961, Thomas Wilkins resided at 28466 North Wesley.[3] In 1970, Thomas Wilkins resided at 28466 North Wesley.[4]

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 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry** and is **Potentially Individually Eligible under Criterion C for Architecture**. The property's 1925 construction date—three years before Ford's Village Industries plant opened in Flat Rock—places it among the pre-existing residential development that established the community foundation Ford would later build upon. More significantly, the property possesses exceptional architectural distinction through its Tudor Revival influences, particularly its side-gabled catslide roof and its exceptionally prominent exterior brick chimney. These distinctive design features create architectural character that, combined with retained form and massing, may support individual eligibility despite material alterations. The property demonstrates both the quality residential development that existed before Ford's arrival and the architectural variety of 1920s period revival residential design.

Criterion A - Community Planning and Development and Industry: Built in 1925, three years before Ford opened the Flat Rock Village Industries plant in 1928, this house represents the established residential community that existed before Ford's arrival. The property demonstrates that Flat Rock was a functioning community with quality housing stock—including architecturally distinctive residences with period revival styling—before the Village Industries program began. This pre-existing residential development provided the community infrastructure and housing base that supported Ford's subsequent industrial investment.

The 1925 construction date places this property at the beginning of the district's 1920-1975 period of significance, representing Flat Rock's character before the industrial transformation. The property's architectural distinction suggests a level of design sophistication and building quality that would have made Flat Rock attractive as a Village Industries location.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 129; citing entry for C.S. Cooke; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 216, entries for C.S. Cooke; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 206, for Herbert & Joyce Blohm truck driver; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 21 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Pre-Village Industries Foundation: The property embodies the residential character of Flat Rock as it existed before the Village Industries program, representing the community foundation essential to the program's success. Ford specifically sought existing communities with established infrastructure and quality housing. The presence of architecturally distinctive residential development like this 1925 Tudor Revival-influenced cottage demonstrated community stability and prosperity, making Flat Rock an attractive location for Ford's industrial investment.

Criterion C - Architecture (Potential Individual Eligibility): The property possesses exceptional architectural distinction through its Tudor Revival influences, particularly two highly significant features that may support individual National Register eligibility despite exterior material alterations:

1. Exceptionally Prominent Exterior Brick Chimney: The massive exterior brick chimney is the property's most outstanding architectural feature and exemplifies Tudor Revival design principles. Tudor Revival architecture, popular during the 1920s, was characterized by prominent decorative chimneys that referenced medieval English building traditions. These chimneys were deliberate architectural statements—not merely functional elements—that created visual drama and evoked historical associations.

The chimney on this property is exceptional in its prominence, mass, and architectural impact, particularly for a modest two-story cottage. Its scale demonstrates sophisticated understanding of Tudor Revival design principles and creates a defining visual element that distinguishes this property architecturally. The chimney's exterior placement, substantial brick construction, and extension from foundation to well above the roofline create powerful vertical emphasis that dominates the facade composition.

The survival of this chimney in excellent condition represents exceptional preservation of original Tudor Revival character. As the most architecturally significant feature of the building, its retention is critical to the property's architectural integrity and potential individual eligibility.

2. Catslide Roof Form: The side-gabled roof with catslide extension creates distinctive asymmetrical profile characteristic of Tudor Revival's picturesque aesthetic. The steeply pitched roof with swept extension creates the kind of dramatic roofline associated with Tudor design, providing visual interest through varied roof planes and asymmetrical composition. This roof form, combined with the prominent chimney, creates cohesive Tudor Revival character unusual for modest working-class housing.

Tudor Revival in Modest Residential Construction: This property demonstrates how popular architectural styles like Tudor Revival were adapted to modest cottage-scale construction during the 1920s. While grand Tudor Revival houses featured half-timbering, multiple gables, and elaborate decorative elements, more modest interpretations like this property incorporated key Tudor characteristics—particularly prominent chimneys and dramatic rooflines—at a scale appropriate to working-class housing budgets.

The property represents an important building type: architect-designed period revival influences executed at modest scale for middle-class homeowners who desired stylish, contemporary architecture within economic constraints. This democratization of fashionable architectural styles characterizes 1920s residential development and makes such modest period revival examples significant for understanding how architectural trends permeated all levels of residential construction.

Combined Architectural Significance: The combination of exceptionally prominent brick chimney and distinctive catslide roof creates a property with notable Tudor Revival character that may overcome material integrity concerns for individual National Register eligibility under Criterion C. Properties with exceptional design features can sometimes be eligible despite material alterations when the distinguishing architectural characteristics remain intact and clearly convey the property's design significance.

This property retains its most architecturally significant features—the massive chimney and distinctive roof form—which are the elements that create its Tudor Revival character and architectural distinction. While vinyl siding and replacement windows have altered surface materials, the fundamental architectural elements that make this property significant remain intact, highly visible, and dominant in the building's appearance.

Architectural Context and Significance: Within the Flat Rock Historical District and broader regional context, Tudor Revival influences in modest working-class cottages are relatively uncommon. Most period revival architecture of the 1920s was reserved for upper-middle-class housing, making this modest interpretation significant for understanding how architectural styles crossed economic boundaries. The property demonstrates that even small communities like pre-Ford Flat Rock contained architecturally sophisticated residences reflecting contemporary design trends.

The exceptionally prominent chimney is particularly significant as it represents full commitment to Tudor Revival design principles despite the building's modest scale. Many modest period revival houses incorporated token stylistic references, but this property's massive chimney demonstrates authentic engagement with Tudor Revival architectural character.

Integrity Assessment: The replacement of original siding with vinyl and the installation of vinyl windows have compromised the property's material and workmanship integrity regarding surface treatments. However, the property retains exceptional integrity of design through the prominent brick chimney and catslide roof form—the most architecturally

significant Tudor Revival features. The property also maintains integrity of location, setting, feeling (as distinctive 1920s period revival residence), and association.

For potential individual eligibility under Criterion C, the critical consideration is whether the retained architectural features—particularly the exceptional chimney and distinctive roof form—are sufficiently significant to overcome material alterations. The Tudor Revival character remains clearly evident and dominant through these retained features. The chimney's exceptional prominence and the roof's distinctive form create architectural character that survives despite siding and window replacements.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property unquestionably contributes through its 1925 pre-Ford construction date and exceptional architectural character. The Tudor Revival influences make this property architecturally notable within the district's housing stock, contributing to the diversity and quality of historic buildings and demonstrating the range of 1920s period revival styles in modest residential construction.

Recommendation: CONTRIBUTING (POTENTIALLY INDIVIDUALLY ELIGIBLE)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and as POTENTIALLY INDIVIDUALLY ELIGIBLE for the National Register with additional research and architectural analysis.

Reasons Supporting Contributing Status:

1. **Pre-Village Industries Construction:** Built in 1925, three years before Ford's Flat Rock plant opened, representing established residential community before Village Industries transformation.
2. **Exceptional Tudor Revival Character:** Prominent brick chimney and catslide roof create distinctive architectural character reflecting 1920s period revival design trends.
3. **Prominent Original Chimney:** The massive exterior brick chimney survives as exceptional character-defining feature exemplifying Tudor Revival design principles.
4. **Distinctive Roof Form:** The side-gabled catslide roof creates asymmetrical profile characteristic of Tudor Revival picturesque aesthetic.
5. **Retained Design Integrity:** Despite material alterations, the most architecturally significant Tudor Revival features—chimney and roof form—remain intact and dominant.
6. **Modest Period Revival Example:** Demonstrates adaptation of fashionable Tudor Revival style to working-class cottage scale, representing democratization of architectural trends.
7. **Community Foundation:** Represents quality and architectural variety of residential development that existed before Ford's arrival.
8. **Visual Landmark:** The prominent chimney and distinctive roof profile create recognizable architectural character that contributes to neighborhood identity.

Factors Supporting Potential Individual Eligibility Under Criterion C:

1. **Exceptional Chimney:** The massive exterior brick chimney is unusually prominent for modest residential construction and exemplifies Tudor Revival design principles.
2. **Retained Tudor Revival Character:** The architectural elements that create Tudor Revival distinction—chimney and roof form—remain intact and dominant despite other alterations.
3. **Design Sophistication:** The property demonstrates sophisticated engagement with Tudor Revival architectural principles unusual for modest 1920s cottages.
4. **Architectural Significance:** Tudor Revival influences in working-class housing are relatively uncommon, making modest examples like this architecturally significant.
5. **Visual Impact:** The combination of prominent chimney and distinctive roof creates powerful architectural character that remains clearly visible and dominant.

Recommendation for Additional Research: To support potential individual eligibility, additional research should include:

- Comparative analysis of Tudor Revival cottages in southeastern Michigan
- Documentation of other modest Tudor Revival examples regionally
- Research into builder/original owner to determine if architect-designed
- Assessment of interior features that may retain Tudor Revival details
- Evaluation of whether property meets Criterion C despite material alterations based on exceptional prominence of retained Tudor Revival 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0183_000 Lot 183 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28476 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0184_000 Lot184 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096536		Long: -83.287317		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1955	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof with gable elements	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with white trim	
Foundation Materials	Concrete block	
Window Materials	Vinyl (replacement)	
Window Type	Single-hung with shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1955-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, shutter additions (dates unknown)			
Current/Common Name	28476 Wesley Ave. (North)						
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	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 residence at 28476 Wesley Avenue represents a well-executed example of mid-1950s ranch-style architecture that demonstrates the mature suburban development patterns characteristic of Flat Rock's continued residential expansion during the post-war economic boom. Constructed circa 1955, this single-story brick veneer dwelling exhibits the refined ranch design principles and enhanced architectural sophistication that distinguished higher-quality suburban construction during the style's ascendant period, reflecting the ongoing prosperity and suburban development that followed Henry Ford's establishment of industrial facilities in the community.

The house embodies the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, complex massing arrangement, and skillful integration of varied architectural elements that create visual interest while maintaining the low-profile character fundamental to ranch design. The building features an L-shaped plan configuration that demonstrates the ranch style's flexibility in accommodating both functional interior arrangements and varied lot configurations, particularly advantageous for this corner lot location. The roof system combines hip and gable elements, creating a dynamic composition that reflects the internal spatial organization while maintaining the horizontal emphasis preferred in mid-century residential design.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes higher-quality suburban construction of this period. The exterior walls employ red brick veneer as the dominant material, providing both structural appearance and weather resistance while creating the warm, substantial appearance favored in mid-century residential design. The brick coursing is uniform and well-executed, reflecting quality construction standards typical of better suburban developments during the mid-1950s. White-painted trim elements create crisp contrast against the red brick walls and emphasize the building's clean, geometric lines consistent with modernist design influences.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with windows arranged in groups and varied configurations that provide generous natural light while maintaining compositional balance across the facade. The windows appear to have been replaced with vinyl units, representing a common modernization effort undertaken to improve energy efficiency and reduce maintenance requirements. The addition of decorative shutters provides visual interest and enhances the building's residential character, though these likely represent later additions rather than original design elements. While these modifications affect the property's material authenticity, the overall fenestration proportions and arrangement remain consistent with the original design intent.

The main entrance is positioned asymmetrically within the facade composition and features an elevated entry platform with white railings that provide both functional access and architectural definition. The raised entrance configuration demonstrates thoughtful site planning that accommodates grade changes while creating an attractive approach sequence. The entry design includes what appears to be a small covered area or overhang that provides weather protection while maintaining the clean, unadorned aesthetic typical of ranch design preferences.

The building's L-shaped configuration creates opportunities for varied outdoor spaces and enhanced privacy, while the corner lot location allows the building to address both street frontages effectively. This site planning approach demonstrates the ranch style's adaptability to different lot configurations and its emphasis on indoor-outdoor living relationships that characterized mid-century suburban development. The complex massing also creates architectural interest through varied rooflines and wall planes that distinguish this property from simpler rectangular ranch configurations.

The property benefits from well-maintained landscaping that includes mature trees, decorative plantings, and carefully tended lawn areas that enhance the ranch style's integration with the suburban environment. The landscape design appears to include both foundation plantings and specimen trees, including what appears to be a distinctive ornamental tree that adds seasonal color and visual interest to the composition. The front yard design follows the open suburban pattern typical of the period while incorporating sufficient landscaping to create privacy and visual appeal.

The overall composition demonstrates exceptional attention to design quality and material selection that distinguishes this property as a superior example of mid-1950s ranch architecture. The building's proportions, material combinations, and site planning reflect the successful adaptation of modernist design principles to traditional Midwestern preferences for substantial construction and weather-resistant materials, creating a residence that effectively balances contemporary aesthetic preferences with practical suburban living requirements.

History of the Resource

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

In 1950, Ervin and Elsie Blohm and son resided at 28476 Wesley; and Ervin worked as a mason at construction.[1] *In 1961, Frederick Wysocki resided at 28476 North Wesley.[2] In 1970, Frederick Wysocki resided at 28476 North Wesley.[3]*

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 28476 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a well-executed example of mid-1950s ranch-style residential design that demonstrates the style's adaptability to varied site conditions and enhanced architectural sophistication.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, representing the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built circa 1955, the house reflects the sustained prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had successfully transitioned from Henry Ford's original company town concept to a diversified residential community that accommodated both industrial workers and professional families drawn by the area's suburban character and employment opportunities. The corner lot location and enhanced architectural quality suggest this property may have housed residents of higher economic status, demonstrating the community's ability to attract diverse income levels and family types during its suburban development phase.

Architectural Significance (Criterion C): The residence represents an excellent and well-preserved example of ranch-style architecture during its period of greatest popularity and architectural refinement in southeastern Michigan. The building embodies the characteristic features of mid-1950s ranch design, including L-shaped massing configuration, mixed roof forms combining hip and gable elements, high-quality brick veneer construction, thoughtful site planning for corner lot conditions, and emphasis on indoor-outdoor living through varied outdoor spaces and landscape integration. The property demonstrates the architectural sophistication that characterized suburban development as the ranch style matured during the mid-1950s, incorporating enhanced material quality, complex massing arrangements, and refined proportional relationships that distinguished higher-quality suburban construction from more simplified ranch house examples. The building's design reflects both the continued influence of modernist architectural principles and the successful adaptation of those principles to traditional Midwestern preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution and maintenance of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original corner lot site within the established residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, L-shaped massing, roof configurations, and material combinations remaining recognizable and coherent despite minor modifications. **Materials** integrity has been affected by window replacements and shutter additions, though the primary brick veneer walls, roof configuration, and overall construction system remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work, roof structure, and architectural integration of complex massing elements. **Setting** integrity is excellent, benefiting from the residence's prominent corner lot position within a cohesive mid-1950s suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural refinement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Period of Significance: Circa 1955 represents both the construction date and the mature phase of post-war suburban development that demonstrated Flat Rock's evolution into a sophisticated residential community, placing the property firmly within the district's Late period of significance (1920-1975).

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[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 207, for Ervin & Elsie Blohm and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 21 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a premier suburban community within the Detroit metropolitan region during the post-war era.

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_094_04_0184_000 Lot 184 in Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28211 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_001 Lot #18 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.099091		Long: -83.286635		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1977	
Architectural Style	Split-Level/Mid-Century Modern	
Building Form	1.5-Story rectilinear building	
Roof Form	Hip roof with shed elements	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer and vertical wood siding	
Foundation Materials	Concrete block/concrete slab	
Window Materials	Aluminum (likely replacement)	
Window Type	Single-hung, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	Integrated lower-level garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28211 Wesley Ave. (North)						
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	31 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.

The property at 28211 Wesley Ave. N is a contemporary Ranch/Split-Level style residence constructed in 1977. This property represents post-historic development that occurred after the conclusion of the Late Period of Significance (1920-1975) for the proposed Flat Rock Historical District and exemplifies the residential architectural trends that characterized suburban development during the mid-1970s.

Overall Form and Massing:

The house exhibits a contemporary interpretation of Ranch design with two-level massing that includes both single-story and raised elements. The building features a combination of hip and gable roof forms that create architectural variety and visual interest. The design demonstrates the evolution of Ranch residential architecture during the 1970s, when builders began incorporating more complex massing and varied rooflines to distinguish properties from the simpler Ranch forms of the 1950s and 1960s.

Foundation:

The building rests on a concrete foundation that supports the multi-level design, with portions of the foundation exposed to accommodate the split-level configuration typical of 1970s residential design.

Exterior Wall Materials:

The exterior walls feature a combination of brown brick veneer on the lower portions and light-colored horizontal siding on the upper levels and projecting elements. This mixed-material approach reflects 1970s residential design preferences for varied textures and visual interest while maintaining construction economy. The combination creates visual contrast and helps define the building's different levels and architectural elements.

Roofing:

The roof features a complex configuration combining hip and gable forms covered in asphalt composition shingles. This varied roofline approach reflects the 1970s trend toward more architecturally complex residential design that moved away from the simpler roof forms of earlier Ranch construction.

Windows and Doors:

The fenestration includes various window configurations with dark shutters that provide traditional residential character and color contrast. The windows appear to be contemporary units that reflect the glazing technology and aesthetic preferences of the 1970s construction period.

Site and Setting:

The property occupies a suburban lot on Wesley Ave N with mature trees and maintained landscaping that reflects continued residential development in the area. The setting demonstrates the ongoing suburban growth that occurred after the conclusion of 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. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

This is the Walter M. Schwochow Residence since at least 1986, but it is possible he built this home in 1977.[1]

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. <u>This is required for all properties</u>.

The property at 28211 Wesley Ave. N does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1977, which falls outside the Late Period of Significance (1920-1975). The building represents post-historic development that occurred after the community's significant transformation from a rural river town to an industrial suburban center had been completed.

Period of Significance Analysis

The Late Period of Significance for the Flat Rock Historical District concludes in 1975, accounting for Ford Motor Company's continued industrial activity through 1983 but recognizing that the fundamental community transformation had been

[1] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

achieved by the mid-1970s. The 1977 construction date places this property two years after the end of the period of significance, representing development patterns that occurred after the historic themes that define the district's significance had concluded.

Architectural Context

While the property represents competent contemporary Ranch/Split-Level residential design from the mid-1970s, it does not contribute to the district's architectural significance because it was built outside the period when the community's significant architectural development occurred. The building's design reflects 1970s suburban residential trends rather than the architectural evolution that accompanied the community's industrial transformation during the historic periods.

Impact on District Integrity

The property does not significantly detract from the district's overall integrity, as it represents a single example of post-period construction among numerous contributing resources from the periods of significance. The district can still convey its historical significance despite the presence of this and other non-contributing resources built after 1975.

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

1. **Outside Period of Significance:** Constructed in 1977, two years after the Late Period of Significance ended in 1975.
2. **Post-Historic Development:** Represents residential development patterns that occurred after the community's significant transformation was complete.
3. **No Association with Historic Themes:** Does not relate to the industrial transformation, Ford Motor Company's presence, or the community development themes that define the district's significance.
4. **50-Year Rule:** While the property meets the minimum 50-year age requirement as of 2027, age alone is insufficient for contributing status when construction occurred outside the period of significance.

SHPO Compliance Notes:

- Should be clearly marked as NON-CONTRIBUTING in all district documentation
- Not subject to the same preservation standards as contributing resources
- Future alterations should respect the character of surrounding contributing properties without attempting to create false historicism
- The property may be re-evaluated in the future if the district's period of significance is extended based on new historical research

Impact Assessment: The property's non-contributing status does not diminish the district's ability to convey its historical significance, as the district contains sufficient contributing resources to maintain its integrity and tell the story of Flat Rock's transformation during the defined periods 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_99_0018_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28221 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0018_002 Lot #18 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098869		Long: -83.286633		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1976
Architectural Style	Ranch/ Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof with gable elements
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer with painted trim
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum (likely replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible exterior paint updates (dates unknown)			
Current/Common Name	28221 Wesley Ave. (North)						
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	31 Aug 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.

The property at 28221 Wesley Ave N is a single-story Ranch style residence with attached garage, constructed in 1977. This property represents post-historic development that occurred after the conclusion of the Late Period of Significance (1920-1975) for the proposed Flat Rock Historical District and exemplifies the mature Ranch residential architecture that characterized suburban development during the mid-1970s.

Overall Form and Massing:

The house exhibits a linear Ranch configuration with single-story massing that emphasizes horizontal lines and integration with the suburban landscape. The building features an attached garage that creates an extended horizontal composition typical of mature Ranch design from the 1970s. The overall form demonstrates the continued popularity of Ranch residential architecture well into the 1970s, though built after the period when this style contributed to the community's significant transformation.

Foundation:

The building rests on a concrete foundation that supports the single-story frame construction and attached garage, typical of 1970s residential building standards.

Exterior Wall Materials:

The exterior walls are clad primarily in red brick veneer with light-colored siding accents on the garage and other elements. This combination of materials reflects 1970s residential design preferences for mixed textures and visual variety while maintaining construction economy. The brick veneer provides durability and visual substance appropriate to suburban residential construction.

Roofing:

The roof features a hip configuration covered in asphalt composition shingles, representing standard residential roofing materials. The hip roof form maintains the low horizontal profile characteristic of Ranch architecture while providing efficient weather protection.

Windows and Doors:

The fenestration includes regularly spaced windows with dark shutters that provide traditional residential character and color contrast against the brick exterior. The windows appear to be contemporary units reflecting 1970s glazing technology and aesthetic preferences.

Attached Garage:

The attached garage is fully integrated into the main building form, demonstrating the mature development of Ranch residential design principles that emphasized automobile accommodation and the lifestyle preferences of the 1970s suburban period.

Site and Setting:

The property occupies a suburban lot on Wesley Ave. N with maintained landscaping that reflects continued residential development in the area after the conclusion of 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.

Richard Paul Murray resided at 28221 Wesley Ave N in 1980.[1] His daughter resides there currently.[2]

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 28221 Wesley Ave. N does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1977, which falls outside the Late Period of Significance (1920-1975). The building represents post-historic suburban development that occurred after the community's transformation from a rural river town to an industrial suburban center had been completed and after Ford Motor Company's significant influence on community development had concluded.

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

[2] 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_094_99_0018_002; citing records held by the City of Flat Rock.

Period of Significance Analysis

The 1977 construction date places this property two years after the end of the Late Period of Significance, representing development patterns that occurred after the historic themes that define the district's significance had concluded. While the building demonstrates competent Ranch residential architecture from the mid-1970s, it was built during a period when the community's significant industrial and residential transformation had already been achieved.

Architectural Context

The property represents mature Ranch residential design from the 1970s but does not contribute to the district's architectural significance because it was constructed outside the period when the community's significant architectural evolution occurred in response to industrial transformation. The Ranch style, while continuing to be popular in the 1970s, no longer represented the innovative suburban residential design that characterized the post-war transformation during the historic periods.

This property, along with other post-1975 construction, does not significantly detract from the district's overall integrity. The district contains sufficient contributing resources from the periods of significance to maintain its ability to convey the story of Flat Rock's transformation during the defined historic periods.

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

1. **Outside Period of Significance:** Constructed in 1977, two years after the Late Period of Significance ended in 1975.
2. **Post-Historic Development:** Represents suburban residential development that occurred after the community's significant transformation themes had concluded.
3. **No Historic Association:** Does not relate to Ford Motor Company's industrial presence, the community's transformation periods, or the significant residential development patterns that define the district.
4. **Temporal Disconnect:** Built during a period when the Ranch style represented continued suburban growth rather than innovative residential design responding to industrial transformation.

District Impact Assessment: The presence of this and similar non-contributing properties does not compromise the district's ability to convey its historical significance, as the district contains sufficient contributing resources to tell the complete story of Flat Rock's transformation during the Early Period (1834-1920) and Late Period (1920-1975) 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 by Parcel; BSA Software https://bsaonline.com/?uid=520: accessed 11 June 2025), entry for Parcel #58_094_99_0018_002; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28275 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0019_000 Lot #19 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098621		Long: -83.286695		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1956	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer with wood trim	
Foundation Materials	Concrete slab/concrete block	
Window Materials	Aluminum (likely replacement)	
Window Type	Single-hung, horizontal emphasis	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached garage (enclosed/converted)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1956-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible garage modifications (dates unknown)			
Current/Common Name	28275 Wesley Ave. (North)						
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	August 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.

The residence at 28275 Wesley Avenue represents an exceptionally well-preserved example of mid-1950s ranch-style architecture that exemplifies the mature suburban development patterns that characterized Flat Rock's continued residential expansion during the post-war economic boom. Constructed in 1956, this single-story brick veneer dwelling demonstrates the refined ranch design principles and enhanced material quality that distinguished middle-class suburban construction during the style's peak popularity, reflecting the ongoing prosperity and suburban sophistication that followed Henry Ford's initial industrial development of the community.

The house exhibits the defining characteristics of mature ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and skillful integration of varied materials and architectural elements. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the mid-1950s due to its proven durability and cost effectiveness.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and sophisticated material treatment that distinguishes higher-quality suburban construction of this period. The exterior walls employ red brick veneer as the dominant material, providing both structural appearance and weather resistance, while creating the warm, substantial appearance favored in mid-century residential design. The brick coursing is uniform and well-executed, reflecting quality construction standards typical of the period's better suburban developments.

The fenestration pattern emphasizes the horizontal orientation fundamental to ranch design, with a large picture window dominating the main living area and smaller windows providing balanced illumination throughout the facade. The windows appear to retain their original proportions and configuration, with white-painted trim that creates crisp contrast against the red brick walls. This window treatment demonstrates the ranch style's emphasis on generous natural light and visual connection between interior and exterior spaces, fundamental principles of mid-century residential design.

The main entrance is positioned asymmetrically within the facade composition and features a recessed entry area that provides weather protection while maintaining the clean, unadorned aesthetic typical of ranch design. The entry door appears to be a solid panel design consistent with mid-century preferences for simplified, functional hardware and trim details. A small covered entry area protects the doorway while avoiding the more elaborate portico treatments associated with earlier architectural styles.

The attached single-car garage is fully integrated into the main house composition, with matching brick veneer construction and a hip roof that continues the main roofline. The garage door features decorative panel configuration with arched glazing elements that add visual interest while maintaining period-appropriate character. This integration of automotive accommodation directly into the house design represents the full acceptance of automobile ownership as a standard feature of suburban life by the mid-1950s.

The property benefits from mature landscaping that enhances the ranch style's emphasis on integration with the natural environment. Substantial deciduous trees provide natural shading and seasonal interest, while foundation plantings of evergreen shrubs create a well-maintained appearance that complements the building's horizontal lines. The front lawn design follows the open suburban pattern typical of the period, with the large maple tree creating a dramatic canopy that adds scale and character to the residential setting.

The overall composition demonstrates exceptional preservation of original design intent and material character, making this property an outstanding representative example of mid-1950s ranch architecture in Flat Rock. The building's proportions, material quality, and architectural details reflect the successful adaptation of modernist design principles to traditional Midwestern preferences for substantial construction and weather-resistant materials.

History of the Resource

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

In 1970, James and Arlene Beer resided at 28275 North Wesley.[1] In 1974, James and Arlene Beer resided at 28275 North Wesley.[2]

[1] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[2] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton 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.

The property at 28275 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the continued maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a well-executed example of ranch-style residential design during the style's peak period of popularity and regional refinement in southeastern Michigan.

Historical Significance (Criterion A): This residence embodies the mature phase of post-war suburban development in Flat Rock, demonstrating the community's successful evolution into a sophisticated suburban municipality during the mid-1950s economic expansion. Built in 1956, the house reflects the continued prosperity of the automotive industry and the establishment of Flat Rock as a desirable residential community that attracted middle-class families seeking modern suburban amenities within commuting distance of Detroit's industrial centers. The property's construction coincides with the period when Flat Rock had fully transitioned from Henry Ford's original company town concept to a diversified residential community that accommodated both industrial workers and professional families drawn by the area's suburban character and industrial employment opportunities. The dwelling thus contributes to the broader pattern of American suburbanization and represents the successful transformation of formerly rural communities into integrated residential environments that characterized mid-20th century development throughout the Detroit metropolitan region.

Architectural Significance (Criterion C): The residence represents a mature and well-executed example of ranch-style architecture during its period of greatest popularity and architectural sophistication in the Great Lakes region. The building embodies the characteristic features of refined ranch design, including horizontal massing, hip roof configuration, mixed-material construction combining brick veneer and wood elements, integrated garage facilities, and emphasis on indoor-outdoor living through generous fenestration and landscape integration. The property demonstrates the architectural evolution that occurred as the ranch style matured during the 1950s, incorporating enhanced material quality, sophisticated proportional relationships, and refined detailing that distinguished middle-class suburban construction from the more austere ranch houses of the immediate post-war period. The building's design reflects both the influence of modernist architectural principles and the adaptation of those principles to traditional Midwestern preferences for substantial construction and weather-resistant materials.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, with alterations that are consistent with the expected evolution of mid-century suburban properties. **Location** integrity remains intact, as the building stands on its original site within the established residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing, proportional relationships, and material combinations remaining recognizable and coherent despite minor modifications. **Materials** integrity has been affected by window replacements and garage modifications, though the primary brick veneer walls, roof configuration, and wood trim elements remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work, roof structure, and architectural integration of materials. **Setting** integrity is excellent, benefiting from the residence's position within a cohesive mid-20th century suburban neighborhood that maintains its historical character and mature landscape features. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, material sophistication, and landscape relationship that collectively convey the sense of 1950s suburban prosperity and architectural refinement. **Association** integrity clearly connects the property to the post-war suburban development patterns that represent Flat Rock's successful community evolution during the Late period of significance.

Period of Significance: 1956 represents both the construction date and the mature phase of post-war suburban development that built upon and expanded the community growth patterns established during Ford's initial industrial development, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful maturation of residential design and community development that established Flat Rock as a premier suburban community within the Detroit metropolitan region during the post-war era.

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_094_99_0019_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28305 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0020_000 Lot #20 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098370		Long: -83.286686		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1950
Architectural Style	Ranch/Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Gable roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (likely over original wood siding)
Foundation Materials	Concrete block
Window Materials	Vinyl (replacement)
Window Type	Single-hung, double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1950-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):): Extensive exterior alterations (dates unknown)		
Current/Common Name	28305 Wesley Ave. (North)					
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	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 residence at 28305 Wesley Avenue represents a modest example of early post-World War II residential construction that reflects the initial wave of suburban development in Flat Rock during the late 1940s and early 1950s. Constructed circa 1950, this single-story dwelling originally embodied the simplified ranch and minimal traditional design principles that characterized affordable housing construction during the post-war period, though subsequent alterations have significantly modified its original architectural character.

The house exhibits a basic rectangular form with a front-facing gable roof configuration that represents a transitional approach between traditional gable-front house types and the emerging ranch style that would dominate suburban development throughout the 1950s. The building's modest scale and straightforward massing reflect the economical construction methods and simplified design aesthetics that made homeownership accessible to working-class families during the post-war housing boom.

The primary facade has been substantially altered through the installation of vinyl siding that has likely covered the original wood clapboard or other siding material. This alteration, while providing maintenance benefits to the current owners, has significantly compromised the building's historical material integrity and obscured the original construction details that would have characterized the property's period of construction. The vinyl siding installation represents a common modernization effort undertaken throughout American suburbs during the late 20th century as homeowners sought reduced maintenance requirements and improved weather resistance.

The fenestration pattern has been modified through the installation of replacement windows that appear to be vinyl units of contemporary manufacture. These windows, while providing improved energy efficiency and functionality, have altered the original proportions and material character that would have been present during the building's construction period. The current windows lack the architectural character and detailing typical of early 1950s residential construction and contribute to the property's diminished historical authenticity.

The front entrance features a small covered entry area that may represent either original construction or a later addition designed to provide weather protection and enhanced curb appeal. The entry's simple gable form is consistent with the overall architectural approach, though the specific details and materials cannot be definitively assessed as original without closer examination.

The property sits on a typical suburban lot with mature landscaping that includes established trees and foundation plantings. While the landscape setting contributes to the neighborhood's residential character, the building's extensive exterior alterations have significantly reduced its ability to convey its historical period and architectural significance within the broader context of Flat Rock's mid-20th century 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.

In 1962, Donald F. Beavers resided at 28305 North Wesley.[1] In 1965, Donald F. Beavers resided at 28305 North Wesley.[2]

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 28305 Wesley Avenue is recommended as a **non-contributing resource** to the proposed Flat Rock Historical District due to extensive alterations that have compromised its architectural integrity and ability to convey its historical significance, despite its construction during the relevant period of significance and its association with post-war suburban development patterns in Flat Rock.

Historical Context: This residence was constructed circa 1950 during the early phase of post-World War II suburban expansion that represented the continued evolution of Flat Rock's residential character following Henry Ford's initial industrial development. The property's construction date places it within the "Late" period of significance (1920-1975) and reflects the community's growth as both Ford Motor Company operations continued and additional industrial development attracted new residents seeking affordable suburban housing. The dwelling contributes to the historical understanding of

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 51, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

working-class residential development during the post-war economic boom, when modest single-story homes provided accessible homeownership opportunities for industrial workers and their families.

Architectural Significance: Originally, this residence would have represented the simplified design approaches that characterized affordable post-war housing construction, incorporating elements of both minimal traditional and early ranch styling that appealed to budget-conscious suburban developers and homebuyers. The basic rectangular form, front-facing gable roof, and modest scale would have demonstrated the architectural response to housing shortages and economic constraints that shaped residential construction during the late 1940s and early 1950s.

Integrity Assessment: The property fails to retain sufficient integrity across multiple aspects required for contributing status within a historic district. **Location** integrity remains intact, as the building stands on its original site. **Design** integrity has been compromised by alterations to the exterior appearance, though the basic form remains recognizable. **Materials** integrity has been severely compromised by the installation of vinyl siding and replacement windows that have obscured original construction materials and details. **Workmanship** integrity has been affected by the covering of original construction elements. **Setting** integrity is maintained through the property's position within the residential neighborhood. **Feeling** integrity has been diminished by the cumulative effect of exterior alterations that have modernized the building's appearance beyond its historical character. **Association** integrity, while conceptually present through the building's age and location, is weakened by the loss of physical characteristics that would clearly identify the property with its period of construction.

Non-Contributing Recommendation: While this property possesses historical associations with Flat Rock's post-war suburban development and falls within the district's period of significance, the extensive exterior alterations have compromised its architectural integrity to a degree that prevents it from effectively contributing to the district's historical and architectural character. The vinyl siding installation and window replacements have obscured the building's original materials and proportions, making it difficult for the property to convey its historical significance or architectural characteristics from the period of construction.

SHPO Compliance Recommendation: This property is recommended as **non-contributing** to the Flat Rock Historical District. While the residence maintains its historical associations and general form, the extensive alterations have compromised its ability to contribute meaningfully to the district's representation of mid-20th century residential architecture and development patterns. The property should be included within the district boundaries for its historical associations and potential for future restoration, but does not currently meet the integrity standards required for contributing status. Should future restoration efforts remove non-historic alterations and restore period-appropriate materials and details, the property's contributing status could be reconsidered.

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_094_99_0020_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28319 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_99_0021_000 Lot #21 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098215		Long: - 83.286622		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1953	
Architectural Style	Ranch/Mid-Century Modern	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete slab/concrete block	
Window Materials	Aluminum or vinyl (likely replacement)	
Window Type	Single-hung, horizontal emphasis	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1953-1975 (Late Period of Significance)

Integrity – Does the property possess integrity in all or some of the 7 aspects?

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s): Window replacements, possible siding updates (dates unknown)

Current/Common Name	28319 Wesley Ave. (North)
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	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 residence at 28319 Wesley Avenue represents a well-executed example of post-World War II ranch-style architecture that exemplifies the suburban development patterns that characterized Flat Rock's continued growth during the mid-1950s. Constructed circa 1955, this single-story brick veneer dwelling demonstrates the modernist design principles and changing lifestyle preferences that transformed American residential architecture during the post-war economic boom, reflecting the ongoing prosperity and suburban expansion that followed Henry Ford's initial industrial development of the community.

The house exhibits the defining characteristics of ranch-style architecture, with its pronounced horizontal emphasis, low-profile massing, and seamless integration with the surrounding suburban landscape. The building features a hip roof configuration with broad overhanging eaves that provide both functional weather protection and visual balance to the horizontal composition. The roof appears to be clad in asphalt shingles, which had become the standard residential roofing material by the 1950s due to its durability, economy, and ease of installation.

The primary facade demonstrates the ranch style's characteristic asymmetrical composition and horizontal fenestration patterns that distinguish it from earlier architectural traditions. The main entrance is positioned to accommodate the interior's open floor plan arrangement, while multiple windows across the front elevation emphasize the style's commitment to natural light and visual connection between interior and exterior spaces. These windows appear to have been replaced with more recent units, likely aluminum or vinyl, representing a common modernization effort to improve energy efficiency and reduce maintenance requirements.

The exterior walls are constructed of brick veneer over wood frame construction, a building method that had become standard practice for middle-class suburban housing during the post-war period. The brick provides both structural appearance and weather resistance while remaining economically feasible for the growing suburban market. The uniform brick coursing and clean mortar joints reflect the simplified aesthetic preferences of mid-century design, emphasizing honest materials and functional beauty over applied ornamentation.

A prominent attached two-car garage extends from the main house block, representing the full integration of automobile accommodation into residential design that had become essential by the mid-1950s. This feature demonstrates the complete transformation of American domestic life around automobile ownership and suburban mobility, distinguishing the property from earlier Flat Rock residences that typically employed detached garages or minimal automotive provisions. The garage's integration into the main roofline creates a unified architectural composition while providing the expanded vehicle storage required by post-war suburban families.

The property is situated on a generous suburban lot with mature deciduous trees that provide natural shading and enhance the ranch style's emphasis on landscape integration. The front yard features the open lawn design characteristic of post-war suburban development, with established plantings that soften the building's geometric lines while maintaining the uncluttered aesthetic preferred during this period. The mature trees visible in the photograph suggest original or early landscaping that has reached full development, contributing to the property's historical character and neighborhood setting.

The overall composition demonstrates the ranch style's successful adaptation to Michigan's climate and topography, with the single-story configuration providing accessibility and maintenance advantages while the brick construction offers durability appropriate to the region's weather patterns. The building's proportions and detailing reflect the influence of both modernist design principles and traditional Midwestern residential preferences, creating an architectural synthesis that proved enormously popular throughout the Great Lakes region during the 1950s suburban expansion.

History of the Resource

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

In 1961, Roy Hood resided at 28319 North Wesley.[1] In 1970, Roy resided at 28319 North Wesley.[2]

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. <u>This is required for all properties</u>.

The property at 28319 Wesley Avenue is recommended as a **contributing resource** to the proposed Flat Rock Historical District under **Criterion A** for its association with the post-World War II suburban development patterns that represent the

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continued evolution and maturation of Flat Rock's residential character during the "Late" period of significance, and under **Criterion C** for its architectural significance as a representative example of ranch-style residential design during the style's peak popularity and regional adaptation in southeastern Michigan.

Historical Significance (Criterion A): This residence embodies the second major wave of residential development in Flat Rock, demonstrating the community's successful transition from a primarily industrial company town to a diversified suburban municipality during the post-war economic expansion. Built circa 1955, the house reflects the suburban growth that accompanied the continued prosperity of the automotive industry and the establishment of additional manufacturing facilities throughout the Detroit metropolitan region. The property's construction coincides with the period when Flat Rock evolved beyond its original Ford workforce to accommodate new residents attracted by the area's industrial employment opportunities, suburban amenities, and proximity to Detroit. The dwelling thus contributes to the broader pattern of American suburbanization and represents the transformation of formerly rural communities into integrated residential-industrial landscapes that characterized mid-20th century development throughout southeastern Michigan.

Architectural Significance (Criterion C): The residence represents an intact and well-preserved example of ranch-style architecture during its period of greatest popularity and regional refinement in the Great Lakes region. The building embodies the characteristic features of mid-century ranch design, including horizontal massing, hip roof configuration, brick veneer construction, integrated two-car garage facilities, and emphasis on indoor-outdoor living through generous fenestration. The property demonstrates the architectural response to changing American lifestyles following World War II, including increased automobile dependence, informal family living patterns, technological advances in construction methods, and the desire for modern conveniences within maintenance-efficient suburban environments. The ranch style's widespread adoption during this period reflects both the democratization of modern architectural principles and evolving social preferences that favored efficiency, practicality, and integration with suburban landscapes over the formal architectural hierarchies of earlier periods.

Integrity Assessment: The property retains substantial integrity across most of the seven aspects required for National Register eligibility, though some alterations affect its material authenticity while preserving its overall character. **Location** integrity remains intact, as the building stands on its original site within the established post-war residential neighborhood. **Design** integrity is well-preserved, with the fundamental ranch architectural elements, massing, spatial relationships, and compositional principles remaining recognizable and coherent. **Materials** integrity has been compromised by window replacements and possible exterior updates, though the primary brick veneer walls, roof configuration, and overall construction system remain substantially original. **Workmanship** integrity can be evaluated through examination of surviving original construction details, particularly the masonry work, roof structure, and architectural integration of the garage component. **Setting** integrity benefits significantly from the residence's position within a cohesive mid-20th century suburban neighborhood that maintains its historical character, mature landscaping, and residential scale. **Feeling** integrity remains strong due to the preservation of the ranch style's characteristic horizontal emphasis, suburban scale, automobile integration, and landscape relationship that collectively convey the sense of 1950s suburban development. **Association** integrity connects the property directly to the post-war suburban expansion patterns that represent Flat Rock's continued community evolution during the Late period of significance.

Period of Significance: Circa 1955 represents both the construction date and the broader period of post-war suburban development that continued and expanded upon the community growth patterns established during Ford's initial industrial development, placing the property firmly within the district's Late period of significance (1920-1975).

SHPO Compliance Recommendation: This property is recommended as **eligible for inclusion** as a contributing resource to the Flat Rock Historical District. Despite minor alterations, the residence meets National Register criteria for both historical association and architectural significance, retains sufficient integrity to convey its historical and architectural importance, and contributes meaningfully to the district's comprehensive representation of mid-20th century suburban development patterns. The property should be considered a valuable component of the district's historical narrative, demonstrating the successful evolution of residential design and community development from the initial industrial period through the post-war suburban expansion that established Flat Rock as a mature residential community within the Detroit metropolitan region.

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_094_99_0021_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28325 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0126_000 Lot 126 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.098064		Long: -83.286620		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1982
Architectural Style	Ranch/Mid-Century Modern
Building Form	1-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete slab/concrete block
Window Materials	Aluminum or vinyl (replacement)
Window Type	Single-hung, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

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 ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐	
General Integrity: N/A	Intact ☐	Altered ☐	Moved ☐	Date(s): Window replacements (date unknown)			
Current/Common Name	28325 Wesley Ave. (North)						
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	31 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 28325 Wesley Avenue N is a single-story Ranch style residence constructed in 1982. This property represents post-historic development that occurred well after the conclusion of the Late Period of Significance (1920-1975) for the proposed Flat Rock Historical District and exemplifies the continued use of Ranch residential architecture during the early 1980s suburban development.

Overall Form and Massing:

The house exhibits a linear Ranch configuration with single-story massing that maintains the horizontal emphasis characteristic of the Ranch style. The building demonstrates the continued popularity of Ranch residential design during the early 1980s, though constructed during a period that falls outside the district's historically significant timeframe. The overall form reflects standard suburban residential development patterns of the early 1980s.

Foundation:

The building rests on a concrete foundation typical of early 1980s residential construction standards, supporting the single-story frame construction above.

Exterior Wall Materials:

The exterior walls are clad entirely in brown brick veneer that provides durability and visual substance typical of early 1980s residential construction. The consistent brick treatment reflects the continued preference for permanent, low-maintenance exterior materials in suburban residential development.

Roofing:

The roof features a hip configuration covered in asphalt composition shingles, representing standard residential roofing materials. The hip roof form maintains the low horizontal profile characteristic of Ranch architecture.

Windows and Doors:

The fenestration includes various window configurations that reflect early 1980s glazing technology and aesthetic preferences. The windows appear to be contemporary units appropriate to the building's construction period.

Character-Defining Features:

1. Single-story Ranch massing with horizontal emphasis
2. Hip roof configuration
3. Brown brick veneer exterior
4. Early 1980s suburban residential design elements
5. Linear plan typical of Ranch residential architecture

Site and Setting:

The property occupies a suburban lot on Wesley Avenue N with maintained landscaping that reflects continued residential development in the area during the early 1980s, well after the conclusion of 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. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

Robert Mrla resided at 28325 Wesley Ave. N from 1998 to 2001.[1]

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. <u>This is required for all properties</u>.

The property at 28325 Wesley Avenue N does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1982, which falls seven years after the conclusion of the Late Period of Significance (1920-1975). The building represents post-historic suburban development that occurred well after the community's transformation from a rural river town to an industrial suburban center had been completed and after Ford Motor Company's historically significant influence on community development had ended.

Period of Significance Analysis

The 1982 construction date places this property seven years after the end of the Late Period of Significance, representing development patterns that occurred during a distinctly different era of suburban growth. By 1982, the themes that define

[1] City: *Flat Rock*; State: *Michigan*; Year(s): *1998-2001*

the district's significance - including Ford's Village Industries program, the community's industrial transformation, and the post-war suburban development that responded to industrial prosperity - had long since concluded.

Architectural Context

While the property demonstrates competent Ranch residential architecture from the early 1980s, it does not contribute to the district's architectural significance because it was constructed during a period when Ranch design represented routine suburban development rather than the innovative residential architecture that characterized the community's response to industrial transformation during the historic periods.

50-Year Rule Consideration

Although this property will meet the 50-year age requirement by 2032, age alone is insufficient for contributing status when construction occurred outside the period of significance. The property would require re-evaluation within a different historical context to be considered for contributing status.

Impact on District Integrity

This property, along with other post-1975 construction, does not significantly compromise the district's ability to convey its historical significance. The district contains sufficient contributing resources from the periods of significance to maintain its integrity and tell the complete story of Flat Rock's transformation.

NON-CONTRIBUTING STATUS RECOMMENDED

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

1. **Outside Period of Significance:** Constructed in 1982, seven years after the Late Period of Significance ended in 1975.
2. **Post-Historic Development:** Represents suburban residential development that occurred during a different era of community growth, unrelated to the industrial transformation themes that define the district.
3. **No Historic Association:** Does not relate to Ford Motor Company's presence, the community's industrial transformation, or the significant residential development patterns that occurred during the historic periods.
4. **Temporal Disconnect:** Built during the early 1980s when Ranch architecture represented routine suburban infill rather than innovative design responding to historical transformation.

SHPO Compliance Notes:

- Should be clearly marked as NON-CONTRIBUTING in all district documentation
- Not subject to the same preservation review standards as contributing resources
- Future alterations should be compatible with surrounding contributing properties
- May be re-evaluated in the future if new historical contexts are identified, though this is unlikely given the temporal gap

District Impact Assessment: The presence of this property does not detract from the district's historical significance. The district's contributing resources adequately convey the story of Flat Rock's transformation during the Early Period (1834-1920) and Late Period (1920-1975), and can accommodate non-contributing properties that represent later suburban development without compromising the overall historical narrative.

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_094_04_0126_000 Lot 126 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28345 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0124_000 Lot 124 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097790		Long: -83.286616		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1951
Architectural Style	Colonial Revival
Building Form	Two-story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 - Detached Garage/Carport

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1951-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Siding replaced	Moved ☐	Date(s):			
Current/Common Name	28345 Wesley Ave. (North)						
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	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 28345 Wesley N is a two-story Colonial Revival style residence constructed in 1951. This property represents the post-World War II residential development that characterized the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the return to traditional American architectural forms that became popular during the early 1950s suburban expansion.

Overall Form and Massing:

The house exhibits a classic Colonial Revival configuration with a rectangular two-story form and side-gable roof orientation. The building demonstrates the symmetrical composition and balanced proportions characteristic of Colonial Revival residential design, though the facade organization appears to be asymmetrical rather than strictly formal. The overall massing emphasizes verticality while maintaining domestic scale appropriate to suburban residential development of the early 1950s.

Foundation:

The building rests on a concrete foundation typical of post-war residential construction, providing stable support for the two-story frame construction above. The foundation is largely concealed by grade and landscaping, maintaining the traditional colonial appearance.

Exterior Wall Materials:

The exterior walls are currently clad in cream or beige-colored horizontal siding, which appears to be vinyl replacement siding that has replaced the original wood clapboard material. While the siding maintains the horizontal emphasis characteristic of Colonial Revival design, the replacement material represents an alteration from the original construction. The uniform light color provides a clean, maintained appearance consistent with suburban residential preferences.

Roofing:

The primary roof features a side-gable configuration covered in dark asphalt composition shingles, representing standard residential roofing materials of the post-war period. The simple gable form maintains traditional colonial proportions while providing efficient weather protection and interior space utilization.

Windows and Doors:

The fenestration includes double-hung windows with black decorative shutters that provide traditional colonial character and visual contrast against the light-colored siding. The shutters appear to be functional or decorative elements that reflect the Colonial Revival emphasis on historical authenticity and traditional American residential design principles. Windows appear to be replacement units that maintain appropriate sizes and proportions for the building's scale. The main entrance appears to be located on the front facade with simple treatment consistent with Colonial Revival residential design.

Site and Setting:

The property occupies a typical suburban residential lot with maintained lawn areas and some landscaping elements. The front yard includes foundation plantings and grass areas that reflect the suburban residential character established during the post-war development period. The property's setting demonstrates the community's commitment to creating attractive residential neighborhoods that supported family life and community stability during the early 1950s.

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 1954, Clarence Hartert and family resided at 28345 Wesley Ave. N.[1] In 1961, J.C. Giles resided at 28345 North Wesley.[2] In 1970, Bruce Cavell resided at 28345 North Wesley.[3]

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 28345 Wesley N contributes to the significance of the proposed Flat Rock Historical District as a representative example of early post-World War II Colonial Revival residential architecture that demonstrates the

[1] 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**) pg. 8, for 28345 Wesley; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community's architectural preferences and development patterns during the Late Period of Significance (1920-1975). Constructed in 1951, this two-story residence represents the return to traditional American architectural forms that characterized post-war suburban development and the successful creation of stable residential neighborhoods around industrial facilities.

Criterion A (Events):

This property is significant under Criterion A as part of the early post-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community. The construction date of 1951 places it within the period when post-war economic expansion and returning veterans created demand for substantial family housing that would support community stability and growth.

The Colonial Revival architectural style represents a conscious choice to embrace traditional American architectural forms during the post-war period, reflecting both cultural preferences for traditional residential design and the desire to create residential neighborhoods that embodied stability and continuity. This property demonstrates how the community's industrial success enabled residents to invest in substantial, two-story housing that reflected middle-class prosperity and traditional residential ideals.

The location on Wesley N represents the geographic expansion of residential development beyond the original Ford Avenue corridor, demonstrating the continued growth and prosperity that characterized the community during the early phase of post-war suburban development.

The property retains good integrity in most aspects, though some alterations have occurred:

Location: EXCELLENT - The property remains in its original location on Wesley N within the historic residential neighborhood context.

Design: GOOD - The essential Colonial Revival form, side-gable roof, two-story massing, and overall design composition remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential neighborhood setting is preserved, with residential context that continues to reflect the post-war development character.

Materials: FAIR - The replacement siding, while maintaining horizontal emphasis, represents an alteration from original materials. However, the overall form and proportional relationships remain intact.

Workmanship: GOOD - The construction quality and basic building form demonstrate the building techniques typical of early 1950s residential construction.

Feeling: GOOD - The property continues to convey the sense of post-war suburban residential development and traditional American architectural preferences that characterized the early 1950s.

Association: GOOD - The connection to early post-war residential development and the community's continued industrial prosperity remains clear, providing association with the community's transformation during the Late Period of Significance.

Historic District Contribution

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the early post-war residential development that demonstrates the community's continued growth and prosperity during the 1950s. The Colonial Revival architectural style represents the traditional American design preferences that remained popular alongside the emerging Ranch style during the early post-war period.

The property's location on Wesley N contributes to the geographic representation of the district's residential development expansion, while the two-story Colonial Revival design demonstrates the architectural diversity and construction quality that characterized the community during the early phase of post-war suburban development.

Recommendation

CONTRIBUTING STATUS RECOMMENDED

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

Historical Significance: Constructed in 1951 during the Late Period of Significance, representing early post-war residential development that supported the community's continued industrial suburban growth.

Architectural Significance: Representative example of Colonial Revival residential architecture that demonstrates the continued popularity of traditional American design principles during the early 1950s suburban development period.

Geographic Representation: Located on Wesley N, contributing to the district's representation of residential development expansion beyond the original Ford Avenue corridor during the post-war period.

Design Integrity: Despite material alterations, retains sufficient integrity in form, design, and setting to convey its significance as a representative example of early 1950s Colonial Revival residential architecture.

Community Context: Represents the substantial, family-oriented housing that supported stable residential neighborhoods during the community's continued industrial prosperity in the early 1950s.

The property meets the minimum 50-year age requirement and demonstrates the architectural preferences and community development patterns that characterized Flat Rock's continued transformation during the Late Period of Significance. Future preservation efforts should consider restoration of appropriate exterior materials while maintaining the

essential Colonial Revival form and design characteristics that distinguish this property as a representative example of early 1950s residential 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0124_000 Lot 124 Gordon-Dale Sub. (July 1926); citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28355 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0123_000 Lot 123 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097653		Long: -83.286614		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1971
Architectural Style	Contemporary Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1971-1975 (Late Period of Significance						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☐	Feeling ☐	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	28355 Wesley Ave. (North)						
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	31 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.

This 1971 Contemporary Colonial Revival house represents the final phase of residential development during the concluding year of the Late Period of Significance, demonstrating Flat Rock's continued suburban expansion and architectural evolution during the early 1970s. The two-story building exhibits characteristic modern Colonial Revival features and functional planning that defined suburban housing for middle-class families during the early 1970s, when Flat Rock's established industrial economy continued to support contemporary residential development that provided spacious, traditional-styled living arrangements for employees in the mature manufacturing and service sectors.

The residence presents as a substantial Contemporary Colonial Revival house with rectangular massing that demonstrates the sophisticated architectural planning valued in early 1970s suburban design. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture, adapted to contemporary construction methods and lifestyle preferences. The two-story height and substantial scale reflect the continued prosperity and quality construction approaches that characterized residential development for successful families during the early 1970s, when Contemporary Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established workforce seeking prestigious residential accommodations that reflected modern suburban sophistication.

The building features a side-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1970s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character adapted to contemporary construction standards. The roof configuration demonstrates the conservative design approaches that characterized early 1970s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the mature phase of suburban-industrial community development.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white that provides visual continuity while demonstrating the modern material approaches that characterized early 1970s residential construction. The consistent siding application across all wall surfaces reflects the simplified construction and maintenance approaches valued in contemporary suburban design, emphasizing clean lines and traditional proportions while providing the durability and maintenance efficiency valued in modern suburban housing. The uniform siding treatment maintains the contemporary Colonial Revival character while reflecting the construction technologies available during the early 1970s.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1970s. The foundation treatment reflects the solid construction approaches that characterized well-designed Contemporary Colonial Revival homes built for long-term residential use by successful suburban families during the mature phase of Flat Rock's suburban-industrial development.

The window arrangement demonstrates the systematic approach to fenestration that characterized Contemporary Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the traditional composition and formal proportions valued in classical residential architecture. The facade features vinyl windows in double-hung configurations arranged in the symmetrical pattern typical of Colonial Revival design. The windows maintain proportions and spacing that support the Colonial Revival character while providing modern energy efficiency and reflecting the simplified window systems that characterized contemporary residential construction during the early 1970s.

The primary entrance is located centrally in the facade, accessed by a simple wooden deck that provides practical entry while maintaining the symmetrical composition that distinguished Contemporary Colonial Revival architecture. The entrance configuration demonstrates the informal approach to residential entry that characterized modern interpretations of traditional styles, providing functional access while maintaining the architectural dignity that distinguished quality suburban housing during the early 1970s.

The property exhibits suburban residential landscape characteristics with maintained lawn areas and mature shade trees that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued suburban development during the final phase of the Late Period of Significance. The residential context preserves the community character that supported the community's successful workforce during the concluding phase of the Late Period of Significance, representing the mature suburban-industrial patterns that had evolved by the early 1970s.

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.

Judith R. Clark [Kornowski] resided at 28355 Wesley Ave. N in 1980.[1] The Simpson Family resides at 28355 Wesley Ave. N since 2000.[2]

Statement of Significance/Recommendation of Eligibility

Provide 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 1971 Contemporary Colonial Revival house represents the final phase of residential development that demonstrated the continued stability and suburban expansion of Flat Rock's established industrial economy during the concluding year of the Late Period of Significance (1920-1972). The property embodies the modern residential construction that served the mature workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the early 1970s.

The dwelling reflects the contemporary suburban housing solutions that served Flat Rock's established families during the early 1970s, when the community's industrial success continued to support modern residential development that provided spacious, traditionally-styled living arrangements with the contemporary architectural character and modern conveniences valued by successful suburban families. The Contemporary Colonial Revival design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the traditional residential character that reflected continued prosperity and suburban sophistication that characterized Flat Rock during the mature phase of suburban-industrial development.

The 1971 construction date places this property at the very conclusion of the Late Period of Significance, representing the culmination of fifty years of suburban-industrial development that had transformed Flat Rock from a rural mill community to a mature suburban-industrial center. The Contemporary Colonial Revival design reflects the community's continued economic success and the evolution of architectural preferences that demonstrated Flat Rock's achievement of stable suburban character and continued attractiveness to successful families seeking traditional residential accommodations during the final year of the period that had begun with Henry Ford's Village Industries program in 1920.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area during final Late Period phase
- **Design:** RETAINS - Contemporary Colonial Revival characteristics including side-gabled roof, symmetrical facade organization, and traditional proportions remain intact
- **Materials:** RETAINS - Original vinyl siding and modern construction materials preserved, representing authentic early 1970s building practices
- **Workmanship:** RETAINS - Early 1970s Contemporary Colonial Revival construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from mature Late Period preserved
- **Feeling:** RETAINS - Strongly conveys early 1970s suburban residential character and mature suburban-industrial community development
- **Association:** RETAINS - Clear and strong historical connections to final phase Late Period residential development and continued suburban expansion

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original materials and design completely intact, clearly conveying its historical significance as representative early 1970s Contemporary Colonial Revival suburban housing that served Flat Rock's established workforce during the concluding year of the Late Period of Significance. The building demonstrates the architectural evolution and continued suburban expansion that characterized Flat Rock's mature development as a successful suburban-industrial community during the final year of the fifty-year period that began with Henry Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1972), specifically at its conclusion, (2) represents the important historical theme of continued suburban prosperity and mature community development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development and architectural evolution that characterized Flat Rock's transformation from a rural industrial experiment to a mature suburban-industrial community. The property demonstrates the lasting success and continued attractiveness of the

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

[2] 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_094_04_0123_000 Lot 123 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

community that Henry Ford's Village Industries program had established fifty years earlier, marking the culmination of the Late Period of Significance with continued residential investment and contemporary architectural expression that maintained traditional Colonial Revival 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_094_04_0123_000 Lot 123 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28411 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0121_000 Lot 121 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097438		Long: -83.286674		
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1951
Architectural Style	Cape Cod Colonial Revival
Building Form	1.5-Story rectilinear building
Roof Form	Side Gabled with Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick, Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History
Period(s) of Significance	1951-1975 (Late Period of Significance)
Integrity – Does the property possess integrity in all or some of the 7 aspects?	

Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒

General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):

Current/Common Name	28411 Wesley Ave. (North)
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	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.

This 1951 Cape Cod Colonial Revival house represents the post-Korean War suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-and-one-half story building exhibits characteristic Colonial Revival features including traditional proportions and distinctive material combinations that defined quality suburban housing for middle-class families during the early 1950s prosperity period, when Flat Rock's manufacturing sector supported residential development that provided traditional, family-oriented living arrangements for employees in the expanding post-war industrial operations.

The residence presents as a substantial Cape Cod Colonial Revival house with rectangular massing enhanced by a prominent shed dormer that demonstrates the sophisticated architectural planning valued in early 1950s suburban design. The building exhibits a side-gabled roof configuration with large shed dormer that creates additional interior space while maintaining the characteristic Colonial Revival proportions and traditional residential character. The one-and-one-half story height and substantial scale reflect the prosperity and quality construction approaches that characterized residential development for successful workers during the early 1950s, when Cape Cod Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established industrial workforce during the post-war economic expansion period.

The building features a side-gabled roof system with intersecting shed dormer constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1950s Colonial Revival architecture. The prominent shed dormer extends across a significant portion of the front roofline, providing functional interior space while demonstrating the practical design approaches that characterized post-war Colonial Revival residential construction. The roof configuration demonstrates the mature Colonial Revival design principles that characterized early 1950s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful working families during the post-war prosperity period.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences characteristic of well-built Cape Cod Colonial Revival homes during the early 1950s. The lower portion of the building features red brick construction that extends from the foundation to approximately window sill height, while the upper portions and dormer are clad in white vinyl siding (replacement of original wood clapboard siding, likely installed c.1990s-2000s). This distinctive material combination reflects the construction approaches that characterized quality Colonial Revival homes, which sought to provide visual interest and structural distinction through the combination of masonry and frame construction techniques that enhanced both architectural character and construction quality.

The building rests on a poured concrete foundation that is largely integrated with the brick veneer construction, demonstrating the substantial construction standards that characterized quality suburban development during the early 1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful suburban families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged to provide balanced illumination while maintaining the traditional proportions and formal composition valued in classical residential architecture. The facade features replacement vinyl windows in double-hung configurations arranged to reflect the functional interior planning that distinguished Colonial Revival homes. The dormer contains additional windows that provide natural light to the upper level while maintaining the traditional character that distinguished Colonial Revival design. The windows maintain proportions and spacing that support the Colonial Revival character while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps that lead to the main floor level, typical of Colonial Revival design that emphasized formal residential entry and elevated living areas. The entrance configuration demonstrates the traditional approach to residential entry that characterized Colonial Revival architecture, providing formal access while maintaining the architectural dignity that distinguished quality suburban housing during the early 1950s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees, and foundation plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the early 1950s prosperity period. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the early 1950s.

History of the Resource

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

In1953, Dewey Batway resided at 28411 North Wesley.[1] *IIn 1961, Dewey Batway resided at 28411 North Wesley.*[2]

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 Cape Cod Colonial Revival house represents the post-Korean War suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the early 1950s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the early 1950s prosperity period, when the community's industrial success supported residential development that provided traditional, spacious living arrangements with formal architectural character and modern conveniences valued by established middle-class families. The Cape Cod Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the traditional residential character that reflected their economic achievement and social aspirations during the post-war prosperity period.

The 1951 construction date places this property within the post-war suburban expansion phase of the Late Period of Significance, when Flat Rock had successfully transitioned from wartime production to peacetime prosperity and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The Cape Cod Colonial Revival design with distinctive brick and frame construction reflects the community's economic success and the preference for traditional residential architecture that provided both modern convenience and classical dignity during the early 1950s prosperity period.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Cape Cod Colonial Revival characteristics including side-gabled roof with shed dormer, traditional proportions, and material combination remain intact
- **Materials:** RETAINS - Original red brick construction on lower level preserved in excellent condition; vinyl siding replacement on upper level does not compromise overall material character
- **Workmanship:** RETAINS - Early 1950s Colonial Revival construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with mature landscaping and period-appropriate detached garage
- **Feeling:** RETAINS - Strongly conveys early 1950s suburban residential character and post-war traditional architecture
- **Association:** RETAINS - Clear and strong historical connections to early 1950s suburban development and post-war middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original red brick construction on the lower level completely preserved and essential Cape Cod Colonial Revival design characteristics intact, clearly conveying its historical significance as representative early 1950s Colonial Revival suburban housing that served Flat Rock's post-war middle-class workforce during the prosperity period. The building's essential architectural characteristics, including the distinctive brick and frame material combination, side-gabled roof with shed dormer, and traditional proportions remain intact and legible.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of early 1950s suburban prosperity and post-war middle-class residential development, (3) retains excellent integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's continued success during the post-war suburban expansion phase of the Late Period of Significance. The exceptional preservation of original

[1] 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.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

brick construction and traditional Colonial Revival features reflect the quality construction and continued investment that characterized successful suburban neighborhoods developed to serve the community's prosperous workforce during the post-war economic boom.

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_094_04_0121_000 Lot 121 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28429 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0119_000 Lot 119 & 120 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097173		Long: -83.286607		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1957
Architectural Style	Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1957-1975 (Late Period of Significance)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	28429 Wesley Ave. (North)					
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	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.

This 1957 Ranch house represents the mid-1950s suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the mid-1950s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, automobile-oriented living arrangements for employees in the expanding post-war industrial operations and growing service economy.

The residence presents as a substantial Ranch house with rectangular massing enhanced by an integrated attached garage that demonstrates the sophisticated architectural planning valued in mid-1950s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Ranch design during the mid-1950s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication with automobile integration.

The building features a hip roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized mid-1950s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the mid-1950s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a light green or sage color (replacement of original wood or aluminum siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Ranch construction, emphasizing clean lines and horizontal emphasis valued in 1950s suburban design. The uniform siding treatment maintains the contemporary residential character while providing modern maintenance efficiency valued in suburban housing.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in mid-1950s suburban architecture. The front facade features replacement vinyl windows including what appears to be large picture windows and smaller double-hung windows arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture windows emphasize the indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the main facade, accessed by simple concrete steps that provide practical entry while maintaining the horizontal architectural emphasis. A front porch addition with decorative columns enhances the entrance area while maintaining compatibility with the Ranch character. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in mid-1950s suburban housing.

The integrated attached garage represents the automobile-oriented infrastructure that characterized mid-1950s suburban development, providing direct automobile access that reflected the suburban lifestyle preferences of the period. The garage integration demonstrates the modern planning approaches that characterized Ranch design, providing functional convenience while maintaining the architectural unity valued in contemporary residential construction.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees providing extensive canopy coverage, and sophisticated foundation landscaping including decorative plantings that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The curved walkway with decorative borders enhances the property's landscape design. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established phase of 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.

In 1961, Donald E. Smith resided at 28429 North Wesley.[1] In 1970, Donald E. Smith resided at 28429 North Wesley.[2]

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 Ranch house represents the mid-1950s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the mid-1950s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1950s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with contemporary architectural character and automobile-oriented conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the mid-1950s.

The 1957 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The Ranch design with integrated garage reflects the community's adaptation to automobile-oriented suburban living and the availability of quality residential sites that supported modern suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, integrated garage, and modern massing remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original materials, though overall architectural character preserved
- **Workmanship:** RETAINS - Mid-1950s Ranch construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional mature landscaping
- **Feeling:** RETAINS - Conveys mid-1950s suburban residential character and post-war prosperity with automobile integration
- **Association:** RETAINS - Clear historical connections to mid-1950s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1950s Ranch suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building's essential architectural characteristics, including the hip roof configuration, horizontal emphasis, integrated garage, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its mid-1950s Ranch residential character or its association with automobile-oriented suburban development.

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-1950s suburban prosperity and automobile-oriented middle-class residential development, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional landscape maintenance and integrated garage demonstrate the continued attractiveness and modern convenience that characterized successful suburban neighborhoods developed to serve the community's prosperous workforce.

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_094_04_0119_000 Lot 119 & 120 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28445 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0118_000 Lot 118 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096967		Long: -83.286604		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1961	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1961-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28445 Wesley Ave. (North)						
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	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.

This 1961 Ranch house represents the early 1960s suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the early 1960s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding post-war industrial operations and growing service economy.

The residence presents as a substantial Ranch house with rectangular massing that demonstrates the sophisticated architectural planning valued in early 1960s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The symmetrical facade organization reflects the balanced design principles that characterized quality Ranch construction during the early 1960s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication.

The building features a hip roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1960s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized early 1960s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the early 1960s.

The exterior walls demonstrate exceptional material integrity through the preservation of original red brick veneer construction that provides both structural durability and visual richness characteristic of quality Ranch architecture during the early 1960s. The consistent red brick construction across all wall surfaces reflects the substantial material approaches that characterized well-built Ranch homes, emphasizing quality construction and architectural distinction valued in prosperous suburban development. The red brick construction demonstrates the economic prosperity and construction quality that characterized Flat Rock's residential development during the early 1960s, when substantial material investment reflected the community's continued industrial success and suburban sophistication.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the mature phase of post-war prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in early 1960s suburban architecture. The front facade features replacement vinyl windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged in a balanced composition that provides illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture window emphasizes the indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the main facade, accessed by simple concrete steps that provide practical entry while maintaining the horizontal architectural emphasis. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in early 1960s suburban housing.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees providing extensive canopy coverage, and sophisticated foundation landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the early 1960s prosperity period. The mature tree canopy creates a park-like residential environment that enhances the property's integration with the natural setting valued in Ranch design philosophy. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established phase of 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.

In 1962, David B. Jones resided at 28445 North Wesley.[1]

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 1961 Ranch house represents the early 1960s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the early 1960s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the early 1960s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with the contemporary architectural character and suburban conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the early 1960s.

The 1961 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The substantial red brick Ranch design reflects the community's economic success and the availability of quality residential sites that supported premium suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, symmetrical facade, and modern massing remain intact
- **Materials:** RETAINS - Original red brick veneer construction preserved in excellent condition, representing exceptional material integrity
- **Workmanship:** RETAINS - Early 1960s Ranch construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional mature landscaping and tree canopy
- **Feeling:** RETAINS - Strongly conveys early 1960s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear and strong historical connections to early 1960s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original red brick construction completely preserved and essential Ranch design characteristics intact, clearly conveying its historical significance as representative 1960s Ranch suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building demonstrates the quality residential development and suburban sophistication that characterized Flat Rock's continued success during the established phase of the Late Period of Significance.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of early 1960s suburban prosperity and middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional preservation of original red brick construction and outstanding mature landscape setting demonstrate the continued attractiveness and investment in the neighborhood that developed to serve the community's successful

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-63) p. 51, for Sheeks in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

workforce, reflecting the lasting success of the suburban-industrial model that Henry Ford's Village Industries program had established nearly forty years earlier.

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_138_03_0046_000 Lot 46; generically citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28465 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0116_000 Lot 116 & 117 Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096761		Long: -83.286600		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1964	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Yellow Brick Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1964-1975 (Late Period of Significance)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	28465 Wesley Ave. (North)						
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	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.

This 1964 Ranch house represents the mid-1960s suburban residential development that characterized Flat Rock's continued prosperity during the mature phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the mid-1960s prosperity period, when Flat Rock's established industrial economy supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding manufacturing and service sectors.

The residence presents as a substantial Ranch house with rectangular massing that demonstrates the sophisticated architectural planning valued in mid-1960s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Ranch design during the mid-1960s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication.

The building features a hip roof system constructed with brown asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1960s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized mid-1960s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the mid-1960s.

The exterior walls demonstrate exceptional material integrity through the preservation of original yellow brick veneer construction that provides both structural durability and visual distinction characteristic of quality Ranch architecture during the mid-1960s. The consistent yellow brick construction across all wall surfaces reflects the substantial material approaches that characterized well-built Ranch homes, emphasizing quality construction and architectural distinction valued in prosperous suburban development. The yellow brick construction demonstrates the economic prosperity and construction quality that characterized Flat Rock's residential development during the mid-1960s, when substantial material investment reflected the community's continued industrial success and suburban sophistication.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the mature phase of post-war prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in mid-1960s suburban architecture. The front facade features replacement vinyl windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture window emphasizes the indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the main facade, accessed by simple concrete steps that provide practical entry while maintaining the horizontal architectural emphasis. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in mid-1960s suburban housing.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees including a prominent large tree in the front yard, and sophisticated foundation landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the mid-1960s prosperity period. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the mature phase of 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.

In 1970, John R. Elias resided at 28465 North Wesley.[1] In 1970, Jeffrey Elias resided at 28465 North Wesley. In 1970, Jeffrey Longfellow resided at 28465 North Wesley.[2] In 1974, Jeffrey Longfellow resided a 28465 North Wesley.[3]

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 1964 Ranch house represents the mid-1960s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the mature phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the established middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the mid-1960s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1960s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with the contemporary architectural character and suburban conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the mid-1960s.

The 1964 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The substantial yellow brick Ranch design reflects the community's economic success and the availability of quality residential sites that supported premium suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on N. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, asymmetrical facade, and modern massing remain intact
- **Materials:** RETAINS - Original yellow brick veneer construction preserved in excellent condition, representing exceptional material integrity
- **Workmanship:** RETAINS - Mid-1960s Ranch construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional mature landscaping
- **Feeling:** RETAINS - Strongly conveys mid-1960s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear and strong historical connections to mid-1960s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original yellow brick construction completely preserved and essential Ranch design characteristics intact, clearly conveying its historical significance as representative 1960s Ranch suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building demonstrates the quality residential development and suburban sophistication that characterized Flat Rock's continued success during the mature phase of the Late Period of Significance.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-1960s suburban prosperity and middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] First United Methodist Church, Membership Roster (Flat Rock, Wayne Co., Michigan, June **1970**), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

[3] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional preservation of original yellow brick construction and outstanding property maintenance demonstrate the continued attractiveness and investment in the neighborhood that developed to serve the community's successful workforce, reflecting the lasting success of the suburban-industrial model that Henry Ford's Village Industries program had established over forty years earlier.

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_094_04_0116_000 Lot 116 & 117 Gordon-Dale Sub. (July 1926); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28475 Wesley Ave. (North)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_04_0115_001 Lot 115 in Gordon-Dale Sub. (July 1926)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096559		Long: -83.286642		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1972
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side gable with Metal Roof
Roof Materials	Standing Seam Metal
Exterior Wall Materials	Horizontal Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Single Hung/Shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1972-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Historic Name	Unknown					
Current/Common Name	28475 Wesley Ave. N					
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	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 28475 Wesley Avenue N is a single-story Ranch style residence constructed in 1972. This property represents the final phase of residential development within the Late Period of Significance (1920-1975) of the proposed Flat Rock Historical District and exemplifies the continued popularity of Ranch architecture that remained the dominant suburban residential style through the early 1970s.

Overall Form and Massing:

The house exhibits the classic Ranch configuration with a low, horizontal single-story form that emphasizes integration with the landscape and modern suburban living principles. The building features a rectangular plan with side-gable roof orientation that creates a traditional gable-end presentation to the street. The overall massing maintains the horizontal emphasis characteristic of Ranch design while the gable orientation provides architectural variety within the Ranch typology.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the natural landscape rather than prominent foundation expression.

Exterior Wall Materials:

The exterior walls are clad in beige or tan-colored horizontal siding, which appears to be vinyl siding that may represent either original construction material or later replacement. The consistent siding treatment emphasizes the building's horizontal lines and creates visual unity across the facade. The neutral color choice reflects both 1970s design preferences and practical considerations for maintenance and weather resistance.

Roofing:

The roof features a side-gable configuration covered in standing seam metal roofing, representing a higher-quality material choice that demonstrates both durability considerations and regional building traditions. The metal roofing provides weather protection while creating distinctive shadow lines and reflective surfaces that enhance the building's architectural character. The standing seam metal represents a premium roofing material that indicates quality construction standards during the early 1970s.

Windows and Doors:

The fenestration pattern includes large window openings characteristic of Ranch design, with what appears to be a prominent picture window or sliding window arrangement on the front facade. The windows are complemented by decorative shutters that provide traditional residential character and color contrast against the neutral siding. The main entrance appears to be simply treated, maintaining the clean, horizontal lines typical of Ranch residential design.

Site and Setting:

The property occupies a typical suburban residential lot with mature trees providing natural framing and shade. The maintained lawn areas and foundation plantings reflect the suburban residential character that continued through the early 1970s. The property's setting demonstrates the continued development of attractive residential neighborhoods that supported family life and community stability during the final phase of the Late Period of Significance.

Accessory Resources:

A rear garage is hidden by a privacy fence.

History of the Resource

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

There is evidence to suggest that Thomas and Barbara Babic, Mark and Kirsten Frankhouse, and Michael Page and family lived at 28475 N. Wesley Ave from 1972-1996.[1]

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. <u>This is required for all properties</u>.

The property at 28475 Wesley Avenue N contributes to the significance of the proposed Flat Rock Historical District as a representative example of the final phase of residential development within the Late Period of Significance (1920-1975). Constructed in 1972, this Ranch style residence demonstrates the continued suburban growth and architectural preferences

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

that characterized the community during the final years of Ford Motor Company's active industrial presence in the area, which continued through 1983.

Criterion A (Events):

This property is significant under Criterion A as part of the final phase of residential development that occurred during the Late Period of Significance, representing the continued suburban growth and community prosperity that characterized Flat Rock during the early 1970s. The construction date of 1972 places it within the final years of the extended Late Period of Significance, demonstrating the ongoing residential development that served the community's continued industrial workforce.

The Ranch architectural style represents the continued popularity of this distinctly American residential form that remained dominant through the early 1970s, showing the architectural continuity and suburban development patterns that characterized the community during the final phase of its industrial transformation period. This property demonstrates how the community continued to grow and accommodate new residents through quality residential construction during the concluding years of the Late Period of Significance.

The location on Wesley Avenue N represents the continued geographic expansion of residential development, demonstrating the sustained growth and prosperity that characterized the community during the final phase of the Late Period of Significance.

The property retains good integrity in most aspects to convey its historical and architectural significance:

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

Design: GOOD - The essential Ranch form, side-gable roof configuration, and horizontal massing remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential setting continues to reflect the Ranch style's integration with suburban development patterns and the community context of the early 1970s.

Materials: GOOD - The standing seam metal roofing appears to be original and represents a character-defining feature, though some siding and windows may have been replaced with compatible materials.

Workmanship: GOOD - The construction quality typical of early 1970s residential development remains evident in the building's overall form and metal roofing installation.

Feeling: GOOD - The property continues to convey the sense of early 1970s suburban residential development and the architectural preferences that characterized the final phase of the Late Period of Significance.

Association: GOOD - The connection to the final phase of residential development during the Late Period of Significance remains clear, providing association with the community's continued growth during the concluding years of Ford's active industrial presence.

Historic District Contribution

This property makes an important contribution to the proposed Flat Rock Historical District by representing the final phase of residential development that occurred within the Late Period of Significance. The Ranch architectural style with quality materials (standing seam metal roofing) demonstrates the continued prosperity and construction standards that characterized the community through the early 1970s.

The property's 1972 construction date makes it significant as one of the latest contributing resources within the district, demonstrating the continued vitality and growth of the community during the final years of the Late Period of Significance. It shows how residential development patterns and architectural preferences established in earlier decades continued through the early 1970s.

CONTRIBUTING STATUS RECOMMENDED

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

Within Extended Period of Significance: Constructed in 1972, within the final years of the Late Period of Significance (1920-1975), representing the continued residential development during Ford's ongoing industrial presence.

Architectural Continuity: Demonstrates the continued popularity of Ranch residential architecture through the early 1970s, showing architectural continuity within the Late Period of Significance.

Quality Construction: The standing seam metal roofing represents premium material choices that indicate continued investment in quality residential construction during the early 1970s.

Final Phase Representation: As one of the latest contributing resources, it demonstrates the continued vitality and growth of the community through the concluding years of the Late Period of Significance.

50-Year Rule Compliance: Meets the minimum 50-year age requirement as of 2022.

Justification for Contributing Status: The property's 1972 construction date places it within the extended Late Period of Significance that accounts for Ford Motor Company's continued industrial activity through 1983. This property represents the final phase of community development during the historic period, demonstrating the continued suburban growth and architectural preferences that characterized Flat Rock through the early 1970s.

Future preservation efforts should focus on maintaining the standing seam metal roofing, horizontal Ranch form, and overall design characteristics that distinguish this property as a representative example of early 1970s suburban residential architecture and the final phase of development within the Late 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), 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	29020 Wesley South				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0075_001 Lot 175 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094094		Long: -83.287092		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1969
Architectural Style	Split-Level Ranch
Building Form	1.5-Story rectilinear building
Roof Form	Complex Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red-Brown Brick, Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1969-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29020 Wesley South						
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	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.

This 1969 Split-Level Ranch house represents the late 1960s suburban residential development that characterized Flat Rock's continued prosperity during the mature phase of the Late Period of Significance. The multi-level building exhibits the characteristic complex massing and modern design features that defined contemporary suburban housing for middle-class families during the late 1960s, when Flat Rock's established industrial economy continued to support sophisticated residential development that provided spacious, functionally-organized living arrangements for employees in the mature manufacturing and expanding service sectors.

The residence presents as a substantial Split-Level Ranch with complex massing that demonstrates the sophisticated architectural planning valued in late 1960s suburban design. The building exhibits multiple roof levels and varied exterior materials that create the characteristic multi-level profile and visual interest valued in Split-Level architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized contemporary residential design during the late 1960s, when Split-Level homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected suburban sophistication and modern lifestyle preferences.

The building features a complex gabled roof system with multiple intersecting roof planes constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1960s suburban architecture. The varied rooflines created by the multi-level Split-Level configuration demonstrate the functional design approaches that characterized late 1960s residential construction, providing practical interior arrangements while maintaining the modern residential character that appealed to successful families during the mature prosperity phase of suburban-industrial community development.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences characteristic of well-built Split-Level Ranch homes during the late 1960s. The lower level and portions of the main level feature red-brown brick veneer construction that provides both structural durability and visual richness, while upper sections are clad in white vinyl siding (likely replacement of original wood or aluminum siding, installed c.1990s-2000s). This distinctive material combination reflects the construction approaches that characterized quality Split-Level Ranch homes, which sought to provide visual interest and architectural distinction through varied materials while maintaining the modern aesthetic and construction efficiency valued in late 1960s suburban development.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the late 1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Split-Level Ranch homes built for long-term residential use by successful suburban families during the mature phase of post-war prosperity.

The window arrangement demonstrates the systematic approach to fenestration that characterized Split-Level Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in late 1960s suburban architecture. The facade features replacement vinyl windows including what appears to be picture windows and smaller double-hung windows arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Split-Level homes. The windows maintain proportions and configurations that support the Split-Level Ranch character while providing modern energy efficiency. Dark shutters enhance the contemporary residential character and provide visual contrast with the light-colored siding.

The primary entrance is located at the intermediate level, accessed by concrete steps that lead to the main living level typical of Split-Level design. The entrance configuration demonstrates the modern approach to residential entry that characterized Split-Level architecture, emphasizing the functional interior organization and multi-level living arrangement that distinguished this contemporary house type during the late 1960s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, extensive foundation plantings including mature ornamental shrubs, and decorative landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Split-Level Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the late 1960s prosperity period. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the mature phase of the Late Period of Significance.

History of the Resource

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

In 1970, Willis G. Hughes resided at 29020 South Wesley.[1]

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 1969 Split-Level Ranch house represents the late 1960s suburban residential development that demonstrated the continued prosperity and maturation of Flat Rock's industrial economy during the final years of the Late Period of Significance (1920-1975). The property embodies the sophisticated suburban residential construction that served the established middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the late 1960s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the late 1960s, when the community's industrial success supported residential development that provided modern, spacious living arrangements with contemporary architectural character and suburban conveniences valued by established middle-class families. The Split-Level Ranch design provided the functionally-organized, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected continued suburban prosperity and contemporary lifestyle preferences during the mature phase of post-war suburban development.

The 1969 construction date places this property near the conclusion of the Late Period of Significance, representing the culmination of nearly fifty years of suburban-industrial development that had transformed Flat Rock from a rural mill community to a mature suburban-industrial center. The substantial Split-Level Ranch design reflects the community's continued economic success and the availability of quality residential sites that supported premium suburban development during the final years of the period that had begun with Henry Ford's Village Industries program in 1922, demonstrating the lasting success and continued attractiveness of the suburban-industrial model.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Split-Level Ranch characteristics including complex massing, multi-level organization, varied rooflines, and material combination remain intact
- **Materials:** RETAINS - Original red-brown brick construction on lower level preserved; vinyl siding replacement on upper level does not compromise overall material character
- **Workmanship:** RETAINS - Late 1960s Split-Level Ranch construction techniques and quality craftsmanship remain evident in building form and brick construction
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with mature landscaping
- **Feeling:** RETAINS - Strongly conveys late 1960s suburban residential character and mature suburban-industrial community development
- **Association:** RETAINS - Clear and strong historical connections to late 1960s suburban development and continued community prosperity

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original brick construction preserved and essential Split-Level Ranch design characteristics intact, clearly conveying its historical significance as representative late 1960s Split-Level Ranch suburban housing that served Flat Rock's established middle-class workforce during the mature phase of the Late Period of Significance. The building demonstrates the sophisticated residential development and continued suburban prosperity that characterized Flat Rock's evolution during the final years of the fifty-year period of suburban-industrial development.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), specifically near its conclusion, (2) represents the important historical theme of late 1960s suburban maturation and continued middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development and architectural evolution that characterized Flat Rock's transformation from Henry Ford's rural industrial experiment to a mature suburban-industrial community. The property demonstrates the lasting success and

[1] "Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library. Bresser's Cross-Index.

continued attractiveness of the community that Ford's Village Industries program had established nearly fifty years earlier, marking the maturation of the Late Period of Significance with continued residential investment and contemporary architectural expression.

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_138_03_0075_001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29046 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0074_000 Lot 74 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093744		Long: -83.287163		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1920	
Architectural Style	Craftsman Bungalow	
Building Form	1-Story rectilinear building	
Roof Form	Cross Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29046 Wesley Ave. (South)						
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	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.

This 1920 Craftsman bungalow represents the very early residential development that anticipated and coincided with the establishment of Henry Ford's Village Industries program during the foundational transition from the Early to Late Period of Significance. The one-story building exhibits characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing during the crucial period when Flat Rock was transforming from a rural mill community to a suburban-industrial center, built just two years before Ford's Headlamp Plant would begin construction in 1922.

The residence presents as a substantial Craftsman bungalow with complex cross-gabled massing that demonstrates the sophisticated architectural planning valued in early 1920s Arts and Crafts design. The building exhibits a cross-gabled roof configuration with prominent front-facing gabled projection and substantial covered front porch that creates the characteristic welcoming appearance and horizontal emphasis valued in Craftsman architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the early 1920s, when bungalow-style homes provided attractive, practical living arrangements for skilled workers and early residents who anticipated the economic opportunities that would follow Ford's industrial development.

The building features a complex cross-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Craftsman architecture. The prominent front-facing gabled projection dominates the composition, with intersecting side-gabled sections creating the varied rooflines that enhanced architectural interest while demonstrating the sophisticated design approaches that characterized quality Craftsman construction. The roof configuration demonstrates the mature Arts and Crafts design principles that characterized early 1920s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to working families during the transition period that would establish Flat Rock's suburban-industrial identity.

The exterior walls are clad entirely in narrow horizontal vinyl siding in gray (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the early 1920s. The foundation treatment reflects the solid construction approaches that characterized well-designed Craftsman bungalows built for long-term residential use by working families who were establishing themselves in the community during the transition period that would lead to Flat Rock's suburban-industrial development.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is integrated into a substantial covered front porch that extends across a significant portion of the front facade, supported by simple posts and featuring white railings that create the signature outdoor living space essential to Craftsman bungalow design. The porch demonstrates the emphasis on outdoor living and welcoming residential character that distinguished Arts and Crafts architecture, providing covered space for recreation and social interaction while maintaining the horizontal architectural emphasis that characterized quality bungalow design during the early 1920s.

Contemporary modifications include material updates and the addition of chain-link fencing that reflect the building's continuing residential use and practical suburban living requirements over more than a century. The property exhibits suburban residential landscape characteristics with maintained lawn areas that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's early development during the transition period that preceded Henry Ford's Village Industries transformation. The residential context preserves the community character that would support the workforce during the foundational phase of the Late Period of Significance.

History of the Resource

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

In 1931, Olive Bidwell owned Lot 74 and in 1939, A.L. Waggott owned Lot 74 in the Henry H. Sheeks Sub.[1] In 1950, George and Ruth Sworden and children resided at 29046 Wesley; and George worked as a yard clerk at the rail road.[2] In 1953, Reverand Leonard Cranor resided at 29046 Wesley.[3] *In 1965, Alvin Apperson resided at 29046 Wesley.[4] In 1970, Alvin D. Apperson resided at 29046 Wesley.[5]*

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 1920 Craftsman bungalow represents the crucial transitional residential development that anticipated and coincided with the establishment of Henry Ford's Village Industries program during the foundational shift from the Early to Late Period of Significance (1920-1975). The property embodies the early residential construction that served the community during the pivotal period when Flat Rock was transforming from a rural mill town to a suburban-industrial center, built just two years before Ford's Headlamp Plant construction would begin and establish the industrial foundation that would define the community's development for the next fifty years.

The dwelling reflects the quality residential construction that served early residents during the crucial early 1920s transition period, when the community's anticipated transformation created demand for substantial housing that provided Arts and Crafts architectural character and practical living arrangements for skilled workers, craftsmen, and early industrial employees who were establishing themselves in anticipation of the economic opportunities that Ford's Village Industries program would provide. The Craftsman bungalow design provided the family-oriented living spaces that appealed to working families while offering the Arts and Crafts residential character that reflected the optimism and quality construction standards that characterized communities preparing for industrial development.

The 1920 construction date places this property at the crucial transition point between the Early and Late Periods of Significance, representing the residential development that immediately preceded and anticipated Henry Ford's establishment of the Village Industries program. The substantial Craftsman design reflects the community's preparation for transformation and the confidence in future economic opportunity that characterized forward-looking residential investment during the transition period that would establish Flat Rock's suburban-industrial identity and support fifty years of continued growth and prosperity.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area that developed during the transition to Late Period

Design: RETAINS - Craftsman bungalow characteristics including cross-gabled roof configuration, front porch, horizontal emphasis, and asymmetrical facade organization remain intact

Materials: PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural form and character preserved

Workmanship: RETAINS - Early 1920s Craftsman construction techniques and quality craftsmanship remain evident in building form and details

Setting: RETAINS - Suburban residential context and community planning patterns from transitional period preserved

Feeling: RETAINS - Conveys early 1920s suburban residential character and transitional period construction quality

Association: RETAINS - Clear historical connections to the crucial transition period that established Flat Rock's suburban-industrial development and anticipated Henry Ford's Village Industries program

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Olive Bidwell; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 205, entries for A.L. Waggott; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 259, for George & Ruth Sworden and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[3] 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.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 56, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Craftsman bungalow housing that served the crucial transitional period when Flat Rock was preparing for its transformation into a suburban-industrial community. The building's essential architectural characteristics, including the cross-gabled roof configuration, covered front porch, horizontal emphasis, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its early 1920s Craftsman residential character.

The property meets the registration requirements for contributing resources as it: (1) was constructed during the crucial transition period that established the Late Period of Significance (1920-1975), (2) represents the important historical theme of anticipatory residential development that prepared the community for Henry Ford's Village Industries program, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development that characterized Flat Rock's transformation from a rural mill community to a suburban-industrial center. The 1920 construction date makes this property particularly valuable for understanding the residential development patterns that immediately preceded and anticipated the industrial transformation that would define the community's identity for the next half-century.

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_138_03_0074_000 Lot 74 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29064 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne Count				
Assessor's Parcel #	58_138_03_0072_000 Lot 72 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093535	Long: -83.287205			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival
Building Form	1.5-Story rectilinear building
Roof Form	Side Gabled with Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick, Vinyl Siding
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29064 Wesley Ave. (South)						
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	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.

This 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and expansion of Henry Ford's Village Industries program during the established phase of the Late Period of Significance. The one-and-one-half story building exhibits characteristic Colonial Revival features including distinctive material combinations and traditional proportions that defined quality suburban housing for successful industrial workers during the late 1920s prosperity period, when Flat Rock's industrial success supported substantial residential development that provided spacious, family-oriented living arrangements for employees in the thriving manufacturing operations.

The residence presents as a substantial Colonial Revival house with rectangular massing enhanced by a prominent shed dormer that demonstrates the sophisticated architectural planning valued in late 1920s suburban design. The building exhibits a side-gabled roof configuration with large shed dormer that creates additional interior space while maintaining the characteristic Colonial Revival proportions and traditional residential character. The one-and-one-half story height and substantial scale reflect the prosperity and quality construction approaches that characterized residential development for successful workers during the late 1920s, when Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established industrial workforce during the peak prosperity period of the 1920s economic boom.

The building features a side-gabled roof system with intersecting shed dormer constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Colonial Revival architecture. The prominent shed dormer extends across a significant portion of the front roofline, providing functional interior space while demonstrating the practical design approaches that characterized late Colonial Revival residential construction. The roof configuration demonstrates the mature Colonial Revival design principles that characterized late 1920s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful working families during the peak prosperity period of the 1920s economic expansion.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences characteristic of well-built Colonial Revival homes during the late 1920s. The lower portion of the building features red brick construction that extends from the foundation to approximately window sill height, while the upper portions and dormer are clad in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s). This distinctive material combination reflects the construction approaches that characterized quality Colonial Revival homes, which sought to provide visual interest and structural distinction through the combination of masonry and frame construction techniques that enhanced both architectural character and construction quality.

The building rests on a poured concrete foundation that is largely integrated with the brick veneer construction, demonstrating the substantial construction standards that characterized quality suburban development during the late 1920s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful suburban families during the peak years of the 1920s economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged to provide balanced illumination while maintaining the traditional proportions and formal composition valued in classical residential architecture. The facade features replacement vinyl windows in double-hung configurations arranged to reflect the functional interior planning that distinguished Colonial Revival homes. The dormer contains additional windows that provide natural light to the upper level while maintaining the traditional character that distinguished Colonial Revival design. The windows maintain proportions and spacing that support the Colonial Revival character while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps that lead to the main floor level, typical of Colonial Revival design that emphasized formal residential entry and elevated living areas. The entrance configuration demonstrates the traditional approach to residential entry that characterized Colonial Revival architecture, providing formal access while maintaining the architectural dignity that distinguished quality suburban housing during the late 1920s.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees, and decorative landscaping including ornamental plantings that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement over nearly a century. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the late 1920s. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established prosperity phase of the Late Period of Significance.

History of the Resource

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

In 1931 and 1939, Robert Johnson owned Lot 72 in the Henry H. Sheeks Sub.[1] In 1940, Louis and Louise Bunte and family were living at 29064 Wesley Ave., and Louis Bunte was employed as a laborer for the village.[2] In 1950, James Nash and parents resided at 29064 Wesley; and James Nash worked as a projectionist at the theatre.[3] In 1953, George P. Counter Jr. resided at 29064 Wesley.[4] In 1961, George P. Counter Jr. resided at 29064 Wesley.[5] In 1970, William E. Nieman resided at 29064 Wesley.[6]

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 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and maturation of Henry Ford's Village Industries program during the established phase of the Late Period of Significance (1920-1975). The property embodies the substantial suburban residential expansion that served the successful workforce sustained by Ford Motor Company's Headlamp Plant operations and the broader industrial development that had established Flat Rock as a prosperous suburban-industrial community by the late 1920s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the peak prosperity period of the late 1920s, when the community's industrial success supported substantial residential development that provided spacious, traditional living arrangements with formal architectural character and modern conveniences valued by established working families. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to supervisory personnel, skilled craftsmen, and successful industrial workers while offering the traditional residential character that reflected their economic achievement and social status during the prosperity period of the late 1920s.

The 1928 construction date places this property within the mature prosperity phase of the early Late Period of Significance, when Flat Rock had achieved successful establishment as a suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model. The Colonial Revival design with distinctive brick and frame construction reflects the community's economic success and the availability of desirable residential sites that supported quality suburban development during the peak years of 1920s American prosperity, just prior to the economic challenges that would define the following decade.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period

Design: RETAINS - Colonial Revival characteristics including side-gabled roof with shed dormer, traditional proportions, and material combination remain intact

Materials: RETAINS - Original red brick construction on lower level preserved in excellent condition; vinyl siding replacement on upper level does not compromise overall material character

Workmanship: RETAINS - Late 1920s Colonial Revival construction techniques and quality craftsmanship remain clearly evident in brick construction and building form

Setting: RETAINS - Suburban residential context and community planning patterns from established Late Period preserved with mature landscaping and period-appropriate detached garage

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Robert Johnson; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 205, entries for Robert Johnson; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 13, family ,Louis & Louise Bunte and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 260, for James Nash and parents; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] 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.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: RETAINS - Strongly conveys late 1920s suburban residential character and prosperity-era traditional architecture

Association: RETAINS - Clear and strong historical connections to late 1920s suburban development and Ford's Village Industries prosperity period

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original red brick construction on the lower level completely preserved and essential Colonial Revival design characteristics intact, clearly conveying its historical significance as representative 1920s Colonial Revival suburban housing that served Henry Ford's Village Industries workforce during the prosperity phase of Flat Rock's transformation into a successful suburban-industrial community. The building's essential architectural characteristics, including the distinctive brick and frame material combination, side-gabled roof with shed dormer, and traditional proportions remain intact and legible.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of late 1920s suburban prosperity and established industrial workforce housing, (3) retains excellent integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution during the established prosperity phase of the Late Period of Significance, demonstrating the sustained success of Henry Ford's rural industrial model during the peak years of 1920s economic expansion. The exceptional preservation of original brick construction and outstanding property maintenance reflect the continued attractiveness and investment in the neighborhood that developed to serve the community's successful workforce.

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_138_03_0072_000 Lot 72 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29098 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0071_000 Lot 71 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093343		Long: -83.287208		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1934	
Architectural Style	Tudor Revival	
Building Form	1.5-Story rectilinear building	
Roof Form	Cross Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1934-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒	Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	29098 Wesley Ave. (South)					
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	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.

This 1934 Tudor Revival house represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance. The one-and-one-half story building exhibits characteristic Tudor Revival features including prominent gabled forms and high-quality brick construction that defined substantial housing for successful industrial workers during the mid-1930s, when Flat Rock's established manufacturing sector provided crucial economic stability that enabled continued quality residential construction despite ongoing national economic hardship.

The residence presents as a substantial Tudor Revival house with cross-gabled massing that demonstrates the sophisticated architectural planning valued in mid-1930s suburban design. The building exhibits prominent front-facing and side-gabled roof configurations that create the characteristic varied rooflines and medieval-inspired character valued in Tudor Revival architecture. The one-and-one-half story height and substantial scale reflect the quality construction approaches that characterized residential development for successful workers during the Depression era, when Tudor Revival homes provided attractive, distinctive living arrangements for Flat Rock's established industrial workforce during the challenging mid-1930s economic recovery period.

The building features a complex cross-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s Tudor Revival architecture. The prominent front-facing gabled projection dominates the composition, with intersecting side-gabled sections creating the varied rooflines that enhanced architectural interest while demonstrating the sophisticated design approaches that characterized quality Tudor Revival construction. The roof configuration demonstrates the substantial design investment that characterized mid-1930s residential construction for successful workers, providing functional interior arrangements while maintaining the distinctive medieval-inspired character that distinguished Tudor Revival architecture during the Depression era.

The exterior walls demonstrate exceptional material integrity through the preservation of original red brick construction that provides both structural durability and visual richness characteristic of quality Tudor Revival architecture during the mid-1930s. The consistent red brick construction across all wall surfaces reflects the substantial material investment that characterized well-built Tudor Revival homes, emphasizing quality construction and architectural distinction valued in Depression-era suburban development for successful workers. The brick construction demonstrates the economic stability and construction quality that characterized Flat Rock's residential development during the mid-1930s, when substantial material investment reflected the community's continued industrial success despite national economic challenges.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1930s. The foundation treatment reflects the solid construction approaches that characterized well-designed Tudor Revival homes built for long-term residential use by successful suburban families who maintained economic stability during the Depression period through employment in Flat Rock's stable industrial sector.

The window arrangement demonstrates the systematic approach to fenestration that characterized Tudor Revival design, with windows arranged to provide balanced illumination while maintaining the medieval-inspired character and substantial architectural quality valued in 1930s Tudor Revival architecture. The facade features replacement vinyl windows in double-hung configurations arranged asymmetrically to reflect the functional interior planning that distinguished Tudor Revival homes. The windows maintain proportions and spacing that support the Tudor Revival character while providing modern energy efficiency. The asymmetrical window arrangement creates the informal, medieval-inspired composition that characterized authentic Tudor Revival design.

The primary entrance is accessed by substantial concrete steps with decorative metal railings that lead to a modest covered entry area that provides functional weather protection while maintaining the Tudor Revival architectural character. The entrance configuration demonstrates the substantial approach to residential entry that characterized Tudor Revival architecture, emphasizing quality construction and architectural distinction while maintaining the medieval-inspired character that distinguished this architectural style during the mid-1930s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, mature shade trees, and decorative white fencing that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the mid-1930s economic recovery period. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the mid-1930s. The residential context preserves the community character that supported the community's successful workforce during the challenging transitional phase of 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.

In 1940, Valentine and Sarah Schoedler were living at 29098 Wesley Ave., and Valentine was employed as a manager for auto sales.[1] In 1950, Jay and Mabel Fackler resided at 29098 Wesley; and Jay worked as Brakeman at Railroad.[2] In 1961, P.L. Strite resided at 29098 Wesley.[3] In 1970, P.L. Strite resided at 29098 Wesley.[4] In 1974, Paul and Gertrude Strite resided at 29098 Wesley.[5]

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 1934 Tudor Revival house represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance (1920-1975). The property embodies the substantial residential construction that served the established industrial workforce during the crucial mid-Depression period, when Flat Rock's industrial infrastructure provided essential economic stability that enabled continued quality housing development with architectural distinction for successful workers despite persistent national economic challenges.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1930s economic recovery, when the community's industrial foundation supported residential development that provided substantial, architecturally distinctive living arrangements with Tudor Revival character valued by skilled workers, supervisory personnel, and established employees who maintained economic stability despite ongoing national economic uncertainties. The Tudor Revival design provided the substantial, family-oriented living spaces that appealed to Ford's successful workforce while offering the medieval-inspired residential character that reflected both the architectural sophistication possible through continued economic stability and the community's ability to support quality construction during challenging economic times.

The 1934 construction date places this property within the crucial mid-Depression recovery phase of the Late Period of Significance, when Flat Rock was demonstrating economic resilience and continued residential investment in quality housing that positioned the community for the sustained growth that would characterize the later 1930s and wartime expansion. The substantial Tudor Revival design with high-quality brick construction reflects the community's economic stability and the confidence in continued prosperity that enabled investment in distinctive residential architecture during the national economic recovery period, demonstrating the effectiveness of Henry Ford's Village Industries model in providing sustained employment and community prosperity that enabled ongoing quality residential development.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period

Design: RETAINS - Tudor Revival characteristics including cross-gabled roof configuration, medieval-inspired massing, and asymmetrical composition remain intact

Materials: RETAINS - Original red brick construction preserved in excellent condition, representing exceptional material integrity

Workmanship: RETAINS - Mid-1930s Tudor Revival construction techniques and quality craftsmanship remain clearly evident in brick construction and architectural details

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 14, family ,Valentine & Sarah Schoedler ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 261, for Jay & Mabel Fackler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Setting: RETAINS - Suburban residential context and community planning patterns from mid-Depression period preserved with mature landscaping and period-appropriate detached garage

Feeling: RETAINS - Strongly conveys mid-1930s suburban residential character and Depression-era quality construction

Association: RETAINS - Clear and strong historical connections to Henry Ford's Village Industries program and mid-Depression economic resilience

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original red brick construction completely preserved and essential Tudor Revival design characteristics intact, clearly conveying its historical significance as representative 1930s Tudor Revival suburban housing that served Henry Ford's Village Industries workforce during the crucial mid-Depression recovery period. The building demonstrates the quality residential development and architectural distinction that characterized Flat Rock's continued prosperity during the challenging economic transition of the mid-1930s.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-Depression economic resilience and quality industrial workforce housing, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the substantial residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community prosperity and enabling continued quality construction during national economic hardship. The exceptional preservation of original brick construction and Tudor Revival architectural features reflects the lasting quality and continued investment that characterized successful industrial communities during the mid-1930s economic recovery 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_138_03_0071_000 Lot 71 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29130 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0069_000 Lot 69 & 70 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093109		Long: -83.287306		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1934	
Architectural Style	Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1934-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29130 Wesley Ave. (South)						
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	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.

This 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance. The one-story building exhibits characteristic simplified Colonial Revival features and compact massing that defined affordable, practical housing for industrial workers during the mid-1930s, when Flat Rock's established manufacturing sector provided crucial economic stability that enabled continued residential construction despite ongoing national economic hardship.

The residence presents as a compact Minimal Traditional cottage with front-gabled orientation that demonstrates the efficient architectural planning valued in mid-1930s suburban design. The building exhibits a prominent front-facing gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in simplified Colonial Revival architecture. The one-story height and modest scale reflect the practical and economical construction approaches that characterized residential development during the Depression era, when Minimal Traditional homes provided attractive, affordable living arrangements for Flat Rock's industrial workforce during the challenging mid-1930s economic recovery period.

The building features a front-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s residential architecture. The prominent front gable creates the characteristic focal point that distinguished Minimal Traditional design, providing architectural interest while maintaining the construction economy necessitated by Depression-era economic constraints. The roof configuration demonstrates the simplified design approaches that characterized mid-1930s residential construction, providing functional interior arrangements while maintaining the modest residential character that appealed to working families during the economic recovery period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Minimal Traditional construction, emphasizing clean lines and economical construction methods valued in Depression-era suburban design. The uniform siding treatment maintains the essential cottage character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the mid-1930s. The foundation treatment reflects the solid construction approaches that characterized well-designed Minimal Traditional cottages built for long-term residential use, showing that quality construction standards were maintained even during the challenging economic period of the mid-Depression years.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional cottage design, with windows arranged to maximize natural light while maintaining the balanced composition and economic efficiency valued in Depression-era residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged symmetrically to provide balanced illumination while reflecting the practical design principles that distinguished economical cottage construction. The windows maintain the general proportions and spacing of the original fenestration pattern while providing modern energy efficiency. Red shutters enhance the cottage character and provide visual contrast with the white siding.

The primary entrance is accessed by a substantial contemporary wood deck and stair system that provides elevated access to the main entry door, replacing the original entrance configuration while maintaining functional access to the cottage interior. The deck demonstrates contemporary residential improvement that enhances outdoor living capabilities while maintaining compatibility with the building's cottage character. The elevated entrance reflects the practical residential adaptations that have enabled continued use and investment in this Depression-era property.

Contemporary modifications include the wood deck system and lattice screening that reflect the building's continuing residential use and ongoing maintenance over nearly ninety years. The property exhibits suburban residential landscape characteristics with maintained lawn areas and mature shade trees that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the mid-1930s economic recovery period. White fencing provides property definition while maintaining the suburban residential character. The residential context preserves the community character that supported the community's workforce during the challenging transitional phase of 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.

In 1939, John McTaggert owned Lots 69 and 70 in the Henry H. Sheeks Sub.[1] In 1940, John and Mary McTaggart and son were living at 29130 Wesley Ave., and John was employed as a polisher for an auto factory.[2] In 1950, Joseph and Dorothy VanAmburg and son resided at 29130 Wesley; and Joseph worked as a pastor in ministry.[3] In 1960, William N. Anderson resided at 29130 Wesley.[4] In 1970, Glenn Buck resided at 29130 Wesley.[5]

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 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and gradual recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the industrial workforce during the crucial mid-Depression period, when Flat Rock's established industrial infrastructure provided essential economic stability that enabled continued community growth and affordable housing development despite persistent national economic challenges.

The dwelling reflects the practical suburban housing solutions that served Flat Rock's working families during the mid-1930s economic recovery, when the community's industrial foundation supported residential development that provided solid, affordable living arrangements with modest architectural character valued by skilled workers, supervisory personnel, and industrial employees who maintained stable employment despite ongoing economic uncertainties. The Minimal Traditional cottage design provided the efficient, family-oriented living spaces that appealed to Ford's workforce while offering the economical residential character that reflected both the practical necessities of Depression-era construction and the community's continued economic resilience.

The 1934 construction date places this property within the crucial mid-Depression recovery phase of the Late Period of Significance, when Flat Rock was demonstrating gradual economic recovery and renewed residential investment that positioned the community for the continued growth that would characterize the later 1930s and wartime expansion. The modest but well-built cottage design reflects the community's practical approach to continued residential development during challenging economic times, demonstrating the effectiveness of Henry Ford's Village Industries model in providing sustained employment and community stability that enabled ongoing residential investment during the national economic recovery period.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

Location: RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period

Design: RETAINS - Minimal Traditional cottage characteristics including front-gabled roof, symmetrical facade, and compact massing remain intact

Materials: PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural character preserved

Workmanship: RETAINS - Mid-1930s cottage construction techniques and quality remain evident in building form and foundation work

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for John McTaggert; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 15, family ,John & Mary McTaggart and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 262, for Joseph & Dorothy VanAmburg and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: RETAINS - Suburban residential context and community planning patterns from mid-Depression period preserved with mature landscaping

Feeling: RETAINS - Conveys mid-1930s suburban residential character and Depression-era construction approaches

Association: RETAINS - Clear historical connections to Henry Ford's Village Industries program and mid-Depression economic recovery

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement and contemporary deck addition), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1930s Minimal Traditional cottage housing that served Henry Ford's Village Industries workforce during the crucial mid-Depression recovery period. The building's essential architectural characteristics, including the front-gabled roof, symmetrical facade organization, compact cottage form, and substantial foundation work remain intact and legible. The alterations are consistent with normal residential maintenance and adaptation patterns that enable continued residential use.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-Depression economic recovery and continued industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community stability and enabling continued growth during the challenging mid-Depression recovery period. The modest scale and practical design reflect the economic constraints and recovery patterns that characterized successful industrial communities during the mid-1930s economic transition, while the contemporary deck addition demonstrates the continued residential investment that characterizes successful historic neighborhoods.

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_138_03_0069_000 Lot 69 & 70 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29136 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0068_000 Lot 68 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092942		Long: -83.287260		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1956	
Architectural Style	Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Aluminum (replacement)	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1956-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29136 Wesley Ave. (South)						
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	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.

This 1956 Ranch house represents the mid-1950s suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and modern design features that defined quality suburban housing for middle-class families during the mid-1950s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding post-war industrial operations and growing service economy.

The residence presents as a substantial Ranch house with rectangular massing that demonstrates the sophisticated architectural planning valued in mid-1950s suburban design. The building exhibits a hip roof configuration with broad eaves that creates the characteristic low profile and horizontal emphasis valued in Ranch architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Ranch design during the mid-1950s, when Ranch-style homes provided attractive, modern living arrangements for Flat Rock's successful workforce seeking contemporary residential accommodations that reflected post-war prosperity and suburban sophistication.

The building features a hip roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The broad hip roof with substantial eaves creates the characteristic sheltered profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized mid-1950s residential construction, providing functional interior arrangements while maintaining the refined contemporary character that appealed to successful families during the prosperity period of the mid-1950s.

The exterior walls demonstrate exceptional material integrity through the preservation of original red brick veneer construction that provides both structural durability and visual richness characteristic of quality Ranch architecture during the mid-1950s. The consistent red brick construction across all wall surfaces reflects the substantial material approaches that characterized well-built Ranch homes, emphasizing quality construction and architectural distinction valued in prosperous suburban development. The brick construction demonstrates the economic prosperity and construction quality that characterized Flat Rock's residential development during the mid-1950s, when substantial material investment reflected the community's continued industrial success and suburban sophistication.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the mid-1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful suburban families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and modern aesthetic valued in mid-1950s suburban architecture. The front facade features aluminum replacement windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain proportions and configurations that support the Ranch character while the picture window emphasizes the indoor-outdoor visual connection that characterized mid-century residential design. The aluminum windows, likely installed during the 1970s-1980s, represent a period-appropriate upgrade that maintains the modern character of the Ranch style.

The primary entrance is integrated into the main facade, accessed by a simple concrete stoop that provides practical entry while maintaining the horizontal architectural emphasis. The entrance configuration demonstrates the informal residential character that distinguished Ranch design, emphasizing the integration of indoor and outdoor living spaces while maintaining the contemporary aesthetic valued in mid-1950s suburban housing.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, extensive decorative plantings including mature ornamental shrubs with seasonal color, and sophisticated foundation landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The landscape design complements the Ranch architecture while reflecting the suburban residential patterns that characterized successful middle-class neighborhoods during the mid-1950s prosperity period. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the established phase of the Late Period of Significance.

History of the Resource

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

In 1961, Jennings B. Shafer resided at 29136 Wesley.[1] In 1970, Ernest L. Rust resided at 29136 Wesley.[2]

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 1956 Ranch house represents the mid-1950s suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war middle-class workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the mid-1950s prosperity period.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the mid-1950s prosperity period, when the community's industrial success supported residential development that provided modern, spacious living arrangements with the contemporary architectural character and suburban conveniences valued by successful middle-class families. The Ranch design provided the family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism, suburban prosperity, and contemporary lifestyle preferences during the peak prosperity period of the mid-1950s.

The 1956 construction date places this property within the established suburban prosperity phase of the Late Period of Significance, when Flat Rock had achieved full maturation as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The substantial brick Ranch design reflects the community's economic success and the availability of quality residential sites that supported premium suburban development during the peak years of post-war American prosperity.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Ranch characteristics including hip roof, horizontal emphasis, asymmetrical facade, and modern massing remain intact
- **Materials:** RETAINS - Original red brick veneer construction preserved in excellent condition, representing exceptional material integrity
- **Workmanship:** RETAINS - Mid-1950s Ranch construction techniques and quality craftsmanship remain clearly evident in brick construction and building form
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional landscaping
- **Feeling:** RETAINS - Strongly conveys mid-1950s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear and strong historical connections to mid-1950s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original red brick construction completely preserved and essential Ranch design characteristics intact, clearly conveying its historical significance as representative 1950s Ranch

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building demonstrates the quality residential development and suburban sophistication that characterized Flat Rock's continued success during the established phase of the Late Period of Significance.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-1950s suburban prosperity and middle-class residential development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance. The exceptional preservation of original brick construction and outstanding property maintenance demonstrate the continued attractiveness and investment in the neighborhood that developed to serve the community's successful workforce, reflecting the lasting success of the suburban-industrial model that Henry Ford's Village Industries program had established.

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_138_03_0068_000 Lot 68 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29146 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne Count				
Assessor's Parcel #	58_138_03_0067_000 Lot 67 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092821		Long: -83.287219		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1934
Architectural Style	Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete Block
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1934-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29146 Wesley Ave. (South)						
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	August 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 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance. The one-story building exhibits characteristic simplified Colonial Revival features and compact massing that defined affordable, practical housing for industrial workers during the mid-1930s, when Flat Rock's established manufacturing sector provided crucial economic stability that enabled continued residential construction and community growth despite ongoing national economic hardship.

The residence presents as a compact Minimal Traditional cottage with front-gabled orientation that demonstrates the efficient architectural planning valued in mid-1930s suburban design. The building exhibits a prominent front-facing gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in simplified Colonial Revival architecture. The one-story height and compact scale reflect the practical and economical construction approaches that characterized residential development during the Depression era, when Minimal Traditional homes provided attractive, affordable living arrangements for Flat Rock's industrial workforce during the challenging mid-1930s economic recovery period.

The building features a front-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s residential architecture. The prominent front gable creates the characteristic focal point that distinguished Minimal Traditional design, providing architectural interest while maintaining the construction economy necessitated by Depression-era economic constraints. The roof configuration demonstrates the simplified design approaches that characterized mid-1930s residential construction, providing functional interior arrangements while maintaining the modest residential character that appealed to working families during the economic recovery period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a tan or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Minimal Traditional construction, emphasizing clean lines and economical construction methods valued in Depression-era suburban design. The uniform siding treatment maintains the essential cottage character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete block foundation with dark-colored treatment that demonstrates the substantial construction standards that characterized quality residential development during the mid-1930s. The foundation treatment reflects the solid construction approaches that characterized well-designed Minimal Traditional cottages built for long-term residential use, showing that quality construction standards were maintained even during the challenging economic period of the mid-Depression years.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional cottage design, with windows arranged to maximize natural light while maintaining the balanced composition and economic efficiency valued in Depression-era residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged symmetrically to provide balanced illumination while reflecting the practical design principles that distinguished economical cottage construction. The windows maintain the general proportions and spacing of the original fenestration pattern while providing modern energy efficiency. Dark shutters enhance the cottage character and provide visual contrast with the light-colored siding.

The primary entrance is accessed by a contemporary wood deck and stair system that provides elevated access to the main entry door, replacing the original entrance configuration while maintaining functional access to the cottage interior. The entrance demonstrates the practical approach to residential entry that characterized Minimal Traditional design, emphasizing functional accessibility while maintaining the modest architectural character appropriate to Depression-era affordable housing.

Contemporary modifications include the wood deck system and decorative elements that reflect the building's continuing residential use and ongoing maintenance over nearly ninety years. The property exhibits suburban residential landscape characteristics with maintained lawn areas that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the mid-1930s economic recovery period. The residential context preserves the community character that supported the community's work force during the challenging transitional phase of the Late Period of Significance.

History of the Resource

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

In 1931, Dan Vreeland owned Lot 67 and in 1939, Mrs. Beatrice Clegg owned Lot 67 in the Henry H. Sheeks Sub.[1] In 1940, Celia Reed and family were living at 29146 Wesley Ave and was retired.[2] In 1950, Cealia Reed and son resided at 29146 Wesley; and worked as an engineer at electrical power.[3] In 1960, William M. Reed resided at 29146 Wesley.[4] In 1970, Charles M. Dilley resided at 29146 Wesley.[5]

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 1934 Minimal Traditional cottage represents the mid-Depression era residential development that demonstrated the continued stability and gradual recovery of Henry Ford's Village Industries program during the challenging transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the industrial workforce during the crucial mid-Depression period, when Flat Rock's established industrial infrastructure provided essential economic stability that enabled continued community growth and affordable housing development despite persistent national economic challenges.

The dwelling reflects the practical suburban housing solutions that served Flat Rock's working families during the mid-1930s economic recovery, when the community's industrial foundation supported residential development that provided solid, affordable living arrangements with modest architectural character valued by skilled workers, supervisory personnel, and industrial employees who maintained stable employment despite ongoing economic uncertainties. The Minimal Traditional cottage design provided the efficient, family-oriented living spaces that appealed to Ford's workforce while offering the economical residential character that reflected both the practical necessities of Depression-era construction and the community's continued economic resilience.

The 1934 construction date places this property within the crucial mid-Depression recovery phase of the Late Period of Significance, when Flat Rock was demonstrating gradual economic recovery and renewed residential investment that positioned the community for the continued growth that would characterize the later 1930s and wartime expansion. The modest but well-built cottage design reflects the community's practical approach to continued residential development during challenging economic times, demonstrating the effectiveness of Henry Ford's Village Industries model in providing sustained employment and community stability that enabled ongoing residential investment during the national economic recovery period.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Minimal Traditional cottage characteristics including front-gabled roof, symmetrical facade, and compact massing remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural character preserved
- **Workmanship:** RETAINS - Mid-1930s cottage construction techniques and quality remain evident in building form and foundation work
- **Setting:** RETAINS - Suburban residential context and community planning patterns from mid-Depression period preserved

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Dan Vreeland; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for Mrs. Beatrice Clegg; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 6B, dwelling 16, family ,Celia Reed and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWM2?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 16 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 264, for Cealia Reed and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

- **Feeling:** RETAINS - Conveys mid-1930s suburban residential character and Depression-era construction approaches
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and mid-Depression economic recovery

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement and contemporary deck), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1930s Minimal Traditional cottage housing that served Henry Ford's Village Industries workforce during the crucial mid-Depression recovery period. The building's essential architectural characteristics, including the front-gabled roof, symmetrical facade organization, compact cottage form, and substantial foundation work remain intact and legible. The alterations are consistent with normal residential maintenance and do not compromise the property's ability to convey its mid-1930s residential character.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of mid-Depression economic recovery and continued industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community stability and enabling continued growth during the challenging mid-Depression recovery period. The modest scale and practical design reflect the economic constraints and recovery patterns that characterized successful industrial communities during the mid-1930s economic transition.

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_138_03_0067_000 Lot 67 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29164 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0065_002 Lot 65 & 66 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092579		Long: -83.287060		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1941	
Architectural Style	Minimal Traditional Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof with Dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding with stone veneer foundation/lower wall	
Foundation Materials	Poured Concrete	
Window Materials	Aluminum (replacement)	
Window Type	Sliding and double-hung (mixed)	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29164 Wesley Ave. (South)						
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	August 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 c. 1940 Minimal Traditional residence with early Ranch influences is a 1-story residential structure situated on Wesley Street in Flat Rock. The building represents wartime-era residential construction built approximately twelve years after Ford's Village Industries plant opened in Flat Rock, demonstrating continued housing development during the period when Ford's operations were transitioning to wartime production. The property exhibits the transitional architectural characteristics of the late 1930s-early 1940s when residential design was evolving from compact Minimal Traditional cottages toward the horizontal emphasis and integrated garage plans that would define post-war Ranch houses. While the property has undergone exterior material alterations, it retains its original form, massing, horizontal emphasis, and distinctive stone veneer lower walls that convey its identity as a c. 1940 transitional residence from the wartime Village Industries period.

The house exhibits characteristics that blend Minimal Traditional and early Ranch design principles, representing the transitional period in American residential architecture. The side-gabled roof with front cross-gable creates a horizontal emphasis and asymmetrical composition that anticipates the Ranch style that would dominate post-war suburban development. The relatively low-slung, single-story profile with horizontal massing represents a departure from the more vertical proportions of earlier cottages, reflecting the emerging preference for ground-hugging forms that would characterize Ranch architecture. The roof is covered with asphalt shingles, an appropriate and economical roofing material for buildings of this period and type.

The front cross-gable provides architectural interest and creates a focal point on the facade, breaking up the horizontal roofline while maintaining overall horizontal emphasis. This design approach—combining side-gabled main roof with projecting cross-gable—was common in transitional houses of the late 1930s and early 1940s, bridging traditional cottage forms and modern Ranch aesthetics.

A particularly notable feature is the stone veneer that covers the foundation and lower portion of the exterior walls. This stone veneer creates strong visual weight at the base of the building and provides distinctive material texture that contrasts with the upper wall surface. Stone veneer was popular during the 1940s-1950s as a way to add visual interest, permanence, and "natural" material character to modest residential construction. The stone may be original to the c. 1940 construction or could represent an early period addition or enhancement, but in either case it reflects design preferences of the 1940s era and contributes to the building's character.

The stone veneer demonstrates typical application of decorative masonry in modest residential construction—used strategically at the foundation/lower wall level where it provides maximum visual impact while minimizing material costs compared to full-wall stone application. This economical use of decorative materials was characteristic of working-class housing where homeowners desired stylish architectural features within budget constraints.

The upper exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding. Given the c. 1940 construction date and Minimal Traditional/Ranch style, the original upper wall exterior was most likely wood clapboard or possibly wood shingles, standard residential materials of the period. The aluminum siding impacts material integrity, though it maintains horizontal lapped patterns characteristic of original cladding. The stone veneer lower walls remain as either original or period material, providing important surviving evidence of 1940s design aesthetics.

The windows are aluminum replacements in mixed types—both sliding and double-hung configurations. The original windows would have been wood units, possibly casements or double-hung windows typical of 1940s construction. The presence of sliding windows (horizontal sliders) is characteristic of later alterations, as this window type became popular in the 1950s-1960s. The mixed window types suggest fenestration has been altered over time, though openings may retain original locations. The windows with shutters on the facade maintain traditional residential character despite material changes.

A covered porch or entry extends along a portion of the front facade, providing sheltered access and outdoor living space. The porch creates horizontal emphasis and connects interior and exterior spaces, reflecting both Minimal Traditional and emerging Ranch design principles that emphasized indoor-outdoor flow. The porch appears to have simple supports and may represent original construction or an early addition.

The foundation with stone veneer creates visual weight and establishes the building's relationship to grade. The relatively low profile and horizontal emphasis create the ground-hugging character that would become defining features of Ranch architecture. The building's single-story massing and horizontal spread represent the transitional moment when American residential architecture was moving away from vertical cottage forms toward horizontal suburban Ranch houses.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the continued importance of automobile accommodation in 1940s residential planning. By 1940, detached garages were standard features of residential development, documenting the full integration of automobile ownership into American life. The garage placement at the rear maintains the residential street facade character while providing functional vehicle access, typical of pre-war residential site planning before integrated attached garages became standard.

The building's setting on Wesley Street maintains the residential character of Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature landscaping that contributes to the established residential streetscape.

Despite the replacement of upper wall materials and window alterations, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled form with front cross-gable, the horizontal Ranch-influenced massing, the single-story profile, the stone veneer lower walls, the covered porch, and the overall building scale and proportions remain intact. These features allow the property to continue conveying its identity as a c. 1940 transitional residence representing the evolution from Minimal Traditional to Ranch design during the wartime Village Industries period.

Character-defining features include the side-gabled roof with front cross-gable creating horizontal emphasis, the single-story Ranch-influenced massing, the stone veneer foundation/lower walls providing material texture, the covered front porch, the horizontal spread and low profile, the overall cottage scale appropriate to wartime construction, and the detached garage representing 1940s automobile-era residential planning. The combination of horizontal form and stone veneer creates distinctive early 1940s 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 1939, Walter Gudith owned Lots 65 and 66 in the Henry H. Sheeks Sub.[1] In 1947, Arthur Reynolds resided at 29164 Wesley.[2] In 1950, Clarence and Leona Reynolds and daughters resided at 29164 Wesley; and Clarence worked as a millwright at a chemical plant.[3] In 1961, Arthur Reynolds resided at 29164 Wesley.[4] In 1970, Arthur Reynolds resided at 29164 Wesley.[5] This one-story, single-family residence is situated on Lot 66 in the Henry Sheeks Subdivision and in 1941, the address was 29164 Wesley.[6]

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**. The property's c. 1940 construction date places it firmly within Ford's Village Industries period during the critical years when the Flat Rock plant was transitioning to wartime production in support of World War II defense efforts. The residence represents continued housing development that occurred to accommodate workers employed in Ford's wartime manufacturing operations, demonstrating sustained community growth throughout the Village Industries program. While the building has experienced alterations to upper wall materials and fenestration, it retains sufficient integrity of design, location, setting, feeling, and association to contribute meaningfully to the district's significance as part of the wartime residential expansion that supported Ford's industrial operations during a critical period in national history.

Criterion A - Community Planning and Development and Industry: Built circa 1940, this house represents residential development during a pivotal moment in both Flat Rock's history and the nation's preparation for World War II. By 1940, Ford's Village Industries had been operating in Flat Rock for twelve years, and the community had evolved from a small rural settlement into an established industrial center. The c. 1940 construction date places this property at the transition point

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for Walter Gudith; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock,

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 73, dwelling 263, for clarence & Leona Reynolds and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-C?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 51 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Wesley S, Sheeks S, Van Riper St., Evergreen St. and Walnut Street; **imaged**, Library of Congress (http://hdl.loc.gov/loc.gmd/g4114fm.g040081941: accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

when Ford's operations were shifting from civilian production to defense manufacturing in anticipation of and during World War II.

The period from approximately 1940-1942 was critical in Flat Rock's history as Ford's Village Industries plants, including Flat Rock, retooled for wartime production. Workers employed in these expanding defense operations needed housing, and properties built during 1940-1942 represent the residential response to increased wartime employment. This residence demonstrates how the community continued to grow and develop housing to support Ford's critical wartime manufacturing contributions.

Wartime Village Industries Context: The property represents housing construction during the period when Ford's Village Industries program proved its national significance through defense production. The decentralized manufacturing model that Ford had developed during the 1920s-1930s became strategically important during World War II, as dispersed small plants provided manufacturing flexibility and reduced vulnerability compared to concentrated urban factories. Housing like this c. 1940 residence supported the workers who staffed these strategically important facilities.

The continued residential development during 1940 demonstrates confidence in Ford's ongoing operations and the community's sustained growth. Despite national uncertainty as World War II engulfed Europe (though the U.S. had not yet entered the war in 1940), Flat Rock experienced continued housing construction supported by stable Ford employment and anticipation of defense contracts.

Transitional Architecture - Minimal Traditional to Ranch: The architectural characteristics of this c. 1940 residence document the transitional period in American residential design. The single-story horizontal massing, side-gabled roof with cross-gable, and low profile represent the evolution from compact Minimal Traditional cottages toward the sprawling Ranch houses that would dominate post-war suburban development. This transitional form reflects both the design trends of the late 1930s-early 1940s and the practical housing needs of working-class families employed in industrial operations.

The Minimal Traditional/early Ranch form represented modern, efficient housing appropriate to wartime construction when material conservation and economical building practices were priorities. The straightforward design, modest scale, and practical layout made this housing type ideal for rapid construction to accommodate defense workers.

Stone Veneer - Period Design Feature: The stone veneer at foundation/lower wall level represents typical 1940s design aesthetics that valued "natural" materials and permanent appearance. Stone veneer became increasingly popular during the 1940s-1950s as a way to add visual interest and traditional material character to modest modern houses. Whether original to construction or an early period enhancement, the stone veneer reflects design preferences of the 1940s era and contributes to the property's period character.

The economical application of stone at lower walls—providing visual impact while minimizing material costs—demonstrates typical working-class building strategies that balanced aesthetic desires with budget realities. This approach was common in Village Industries communities where workers sought attractive homes within their means.

Integrity Assessment: The replacement of original upper wall siding with aluminum and the installation of mixed aluminum sliding and double-hung windows have compromised the property's material integrity. However, the building retains its essential form as a side-gabled horizontal cottage with front cross-gable, its single-story Ranch-influenced massing, its stone veneer lower walls (whether original or period addition), and its spatial relationships.

The property maintains integrity of location (original site), design (horizontal transitional form), setting (wartime-era residential neighborhood), feeling (c. 1940 modest working-class residence), and association (Ford Village Industries wartime period housing). The stone veneer, which appears to be period material, provides authentic 1940s design character. These retained integrity aspects are sufficient to support contributing status within the district context.

Contributing Status Justification: Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes valuable evidence of wartime-era residential development. The c. 1940 construction date places the property during the critical transition to defense production, and the continued housing construction demonstrates sustained community growth supporting Ford's strategically important wartime operations.

Properties that have experienced upper wall material alterations but retain essential form, distinctive period features like stone veneer, and clear historical associations can contribute meaningfully to historic districts. This property's c. 1940 wartime-era construction date, transitional architectural form, retained stone veneer, and horizontal Ranch-influenced massing make it a valuable component of the district's representation of wartime period residential development.

The property illustrates the type of modest, practical housing built for industrial workers during the critical 1940-1942 period when national defense needs drove continued residential construction in communities like Flat Rock that housed defense workers.

Recommendation: CONTRIBUTING

This property is recommended as CONTRIBUTING to the Flat Rock Historical District.
Reasons Supporting Contributing Status:

1. **Wartime-Era Construction:** Built c. 1940 during the critical period when Ford's Village Industries were transitioning to defense production, representing housing for wartime industrial workers.
2. **Village Industries Period Development:** Represents continued community growth twelve years after the Flat Rock plant opened, demonstrating sustained residential expansion throughout the Village Industries program.
3. **Transitional Architecture:** The Minimal Traditional/Ranch hybrid form documents the evolution of American residential design during the late 1930s-early 1940s transition period.
4. **Stone Veneer Period Feature:** The stone veneer foundation/lower walls represent authentic 1940s design aesthetics and provide distinctive period material character.
5. **Retained Form and Design:** Despite upper wall material alterations, the horizontal massing, side-gabled form with cross-gable, single-story profile, and stone veneer remain intact.
6. **Wartime Housing Context:** Represents practical, economical worker housing built during the period when defense production drove residential development in Ford communities.
7. **Community Growth Documentation:** Demonstrates sustained housing construction supporting Ford's operations during the transition from civilian to wartime production.
8. **Setting and Context:** Maintains original location and relationship to the Wesley Street residential neighborhood developed during the Ford Village Industries era.

Factors Supporting Contributing Status Despite Alterations:

- c. 1940 wartime-era construction date historically significant
- Horizontal Ranch-influenced form clearly identifiable
- Stone veneer lower walls provide authentic period material character
- Side-gabled roof with front cross-gable intact
- Single-story massing and overall composition unchanged
- Building scale and proportions appropriate to wartime construction maintained
- Property continues to convey identity as c. 1940 transitional residence
- Stone veneer (whether original or early addition) represents period design aesthetics
- Retained integrity aspects sufficient for contributing status within district

Historical Significance Within District: This property's c. 1940 construction date makes it valuable for understanding the Flat Rock Historical District during the critical wartime transition period. The property demonstrates:

- Continued residential construction during Ford's shift to defense production
- Housing development supporting wartime industrial workers
- Architectural transition from Minimal Traditional to Ranch forms
- Practical, economical worker housing typical of 1940-1942 period
- Sustained community growth throughout Village Industries program
- Residential response to expanded wartime employment opportunities
- Material culture of 1940s modest residential design (stone veneer)
- Community development during nationally significant wartime period

The c. 1940 construction date places this property at a pivotal moment when Ford's Village Industries operations gained national strategic importance through defense manufacturing, and continued residential development like this property supported workers in these critical wartime facilities.

Factors Limiting Individual Eligibility:

- Aluminum siding replacement on upper walls diminishes material integrity
- Mixed aluminum sliding and double-hung replacement windows alter original fenestration
- Cumulative upper wall alterations would limit individual National Register eligibility
- Property significance lies primarily in its contribution to district's wartime-era residential development rather than individual architectural distinction
- Transitional Minimal Traditional/Ranch form, while historically interesting, is relatively common and lacks exceptional architectural distinction for individual eligibility

District Context: As part of the Flat Rock Historical District, this property contributes to understanding residential development patterns during the critical 1940-1942 wartime transition period. Together with other wartime-era properties,

this residence illustrates how Ford's Village Industries communities continued to grow and develop housing throughout the program's duration, including during the nationally significant period when these facilities supported World War II defense production. The property represents the type of practical, modest worker housing that characterized Village Industries communities and supported the industrial operations that made these small plants strategically important during wartime.

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_138_03_0065_002 Lot 65 & 66 in Henry Sheeks Sub. (June 1922; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29176 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0065_001 Lot 65 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092437		Long: -83.286939		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1930
Architectural Style	Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding, Stone Veneer
Foundation Materials	Stone Veneer
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1930-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☐	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29176 Wesley Ave. (South)						
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	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.

This 1930 Colonial Revival house represents the early Depression-era residential development that demonstrated the continued stability of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance. The two-story building exhibits characteristic Colonial Revival features enhanced by a substantial front porch addition that demonstrates both the original formal architectural planning valued in early 1930s suburban design and subsequent residential improvements that reflect continued investment and adaptation during the property's nearly century-long residential use.

The residence presents as a traditional two-story Colonial Revival with rectangular massing enhanced by a prominent enclosed front porch addition that spans the entire front facade. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture. The substantial front porch addition, supported by classical columns and featuring extensive glazed enclosure, provides significant covered outdoor living space while maintaining compatibility with the building's Colonial Revival character, demonstrating the residential adaptations that have enabled continued use and investment in this early 1930s property.

The building features a side-gabled roof system constructed with gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character. The roof configuration demonstrates the conservative design approaches that characterized early 1930s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the challenging economic transition period that followed the 1929 stock market collapse.

The exterior walls demonstrate a sophisticated combination of materials that reflects both the original construction approaches and subsequent improvements that enhance the building's residential character and provide modern maintenance efficiency. The upper portions of the walls are clad in narrow horizontal vinyl siding in light gray (replacement of original wood clapboard siding, likely installed c.1990s-2000s), while the lower portion and foundation feature distinctive stone veneer that extends from grade level to approximately window sill height. This material combination reflects both the substantial construction quality that characterized well-built Colonial Revival homes during the early 1930s and contemporary improvements that enhance the building's visual prominence while maintaining architectural compatibility with the original Colonial Revival design philosophy.

The building rests on a stone veneer foundation that demonstrates substantial construction quality and provides visual continuity with the stone veneer water table treatment. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful suburban families, demonstrating the continued quality construction standards that Flat Rock maintained during the challenging early Depression period through the stability provided by Henry Ford's Village Industries program.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the formal composition and traditional proportions valued in classical residential architecture. The facade features replacement vinyl windows in double-hung configurations arranged in the symmetrical pattern typical of Colonial Revival design. The upper story features smaller windows that maintain the proportional relationships valued in traditional Colonial design. The windows maintain the general configurations and spacing of the original fenestration pattern while providing modern energy efficiency. Dark shutters enhance the Colonial Revival character and provide visual contrast with the light-colored siding, maintaining the traditional residential dignity characteristic of quality 1930s suburban architecture.

The primary entrance is integrated into the substantial enclosed front porch addition that extends across the entire front facade, featuring extensive glazed enclosure supported by classical columns that create significant protected outdoor living space. The porch addition demonstrates contemporary residential improvement that provides enhanced outdoor living capabilities while maintaining architectural compatibility with the building's Colonial Revival character. The enclosed porch reflects modern suburban lifestyle preferences for protected outdoor recreation space while preserving the building's traditional residential dignity and formal Colonial Revival character.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, mature evergreen plantings, and decorative landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement over nearly a century of residential use. The residential context preserves the community character that characterized Flat Rock's continued development during the early 1930s economic transition, representing the stable residential patterns that supported the community's workforce during the challenging transitional phase of 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.

In 1931 and 1939, Walter Gudith owned Lot 65 in the Henry H. Sheeks Sub.[1] In 1940, Walter and Jennie Gudith and family were living at 29176 Wesley Ave., and Walter was employed as a janitor for an auto factory.[2] In 1950, Franklyn and Beatrice Jones and children resided at 29176 Wesley; and Franklyn worked on operation at an oil refinery.[3] In 1961, Felecian Bright resided at 29176 Wesley.[4] In 1970, Felecian Bright resided at 29176 Wesley.[5]

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 1930 Colonial Revival house represents the early Depression-era residential development that demonstrated the stability and resilience of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the established industrial workforce during the challenging economic period following the 1929 stock market collapse, when Flat Rock's industrial foundation provided crucial economic stability that enabled continued community growth and substantial residential investment despite national economic hardship.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the early 1930s economic transition, when the community's established industrial base supported residential development that provided spacious, traditional living arrangements with formal architectural character valued by supervisory personnel, skilled workers, and established middle-class families who maintained economic stability despite national economic challenges. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to Ford's stable workforce while offering the traditional residential character that reflected the company's continued success and the community's economic resilience during the challenging transition period.

The 1930 construction date places this property within the crucial economic transition phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to maintain stability and continued residential investment while much of the nation experienced economic hardship, demonstrating the effectiveness of Henry Ford's Village Industries model in providing economic resilience during challenging national economic conditions. The substantial Colonial Revival design with stone foundation reflects the continued confidence and economic stability that characterized Flat Rock's successful adaptation to changing economic circumstances during the early Depression years.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** PARTIALLY COMPROMISED - Colonial Revival characteristics including two-story form, side-gabled roof, and symmetrical organization remain intact though substantial front porch addition alters original facade composition
- **Materials:** PARTIALLY COMPROMISED - Stone veneer foundation preserved but vinyl siding replacement and porch addition alter original materials

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Walter Gudith; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for Walter Gudith; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 17, family ,Walter & Jennie Gudith and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 265, for Franklyn & Beatrice Jones and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

- **Workmanship:** RETAINS - Early 1930s Colonial Revival construction techniques and quality craftsmanship remain evident in building form and stone foundation work
- **Setting:** RETAINS - Suburban residential context and community planning patterns from early Late Period preserved with mature landscaping
- **Feeling:** RETAINS - Conveys early 1930s suburban residential character and Depression-era construction quality despite modifications
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and early 1930s economic resilience

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite substantial modifications including the enclosed front porch addition and material alterations, the property retains sufficient integrity in location, setting, feeling, and association to convey its historical significance as representative 1930s Colonial Revival suburban housing that served Henry Ford's Village Industries workforce during the crucial economic transition period of the early Depression era. The building's essential architectural characteristics, including the two-story Colonial Revival form, side-gabled roof, symmetrical organization, and stone foundation work remain legible beneath the modifications.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of economic resilience and continued community stability during the early Depression period, (3) retains sufficient integrity in key aspects to convey its historical associations, and (4) contributes to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community prosperity during national economic hardship. The substantial construction quality, particularly the preserved stone foundation work, and the continued residential investment demonstrated by the porch addition reflect the ongoing attractiveness and stability that characterized Flat Rock's successful adaptation to the economic challenges of the early 1930s.

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_138_03_0065_001 Lot 65 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29204 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0064_001 Lot 64 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092380		Long: -83.286606		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1930	
Architectural Style	Craftsman Bungalow	
Building Form	1-Story rectilinear building	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Stone Veneer	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung, Grouped Windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1930-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29204 Wesley Ave. (South)						
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	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.

This 1930 Craftsman bungalow represents the early Depression-era residential development that demonstrated the continued stability of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance. The one-story building exhibits the characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing for skilled workers and supervisory personnel during the early 1930s, when Flat Rock's industrial foundation provided economic stability that enabled continued residential construction despite national economic challenges.

The residence presents as a compact Craftsman bungalow with front-gabled orientation that demonstrates the refined architectural planning valued in early 1930s Arts and Crafts design. The building exhibits a prominent front-facing gabled roof configuration with distinctive decorative brackets and wide eaves that create the characteristic welcoming appearance valued in Craftsman architecture. The symmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the early 1930s, when bungalow-style homes provided attractive, practical living arrangements for Flat Rock's industrial workforce during the challenging economic transition period that followed the 1929 stock market collapse.

The building features a front-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1930s Craftsman architecture. The prominent front gable with decorative brackets and wide eaves creates the characteristic Arts and Crafts architectural character while demonstrating the substantial construction approaches that characterized quality bungalow design. The roof configuration demonstrates the mature Craftsman design principles that characterized early 1930s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to successful working families during the early Depression period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a light gray or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a distinctive stone veneer foundation that extends to approximately window sill height, demonstrating the substantial construction quality and material richness that characterized well-built Craftsman bungalows during the early 1930s. The stone foundation treatment reflects the Arts and Crafts philosophy of using natural materials to create visual interest and structural integrity, distinguishing this property as a quality example of Depression-era residential construction that maintained high building standards despite economic constraints.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows including a distinctive grouping of three windows in the front gable that creates a strong architectural focal point while providing abundant natural light to the interior spaces. Additional windows are arranged symmetrically to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps with decorative metal railings that lead to a raised entry level typical of Craftsman bungalow design. The entrance configuration demonstrates the substantial approach to residential entry that characterized Arts and Crafts architecture, providing functional weather protection while maintaining the architectural character that distinguished quality bungalow design during the early 1930s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas and mature plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the early 1930s. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the early 1930s. The residential context preserves the community character that supported the community's workforce during the challenging transitional phase of the Late Period of Significance.

History of the Resource

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

In 1931 and 1939, N.A. Mans owned Lot 64 in the Henry H. Sheeks Sub.[1] In 1940, Dougal and June Poling and daughters were living at 29204 Wesley Ave., and Dougal was employed as a riveter for an auto factory.[2] In 1950, Leon and Edith Matthewson and son resided at 29204 Wesley; and Leon worked as a pipe fitter at a chemical plant.[3] In 1961, Leon Matthewson resided at 29204 Wesley.[4]

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 1930 Craftsman bungalow represents the early Depression-era residential development that demonstrated the stability and resilience of Henry Ford's Village Industries program during the transitional phase of the Late Period of Significance (1920-1975). The property embodies the continued residential construction that served the established industrial workforce during the challenging economic period following the 1929 stock market collapse, when Flat Rock's industrial foundation provided crucial economic stability that enabled continued community growth despite national economic hardship.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's industrial workforce during the early 1930s economic transition, when the community's established industrial base supported residential development that provided solid, practical living arrangements with architectural sophistication valued by skilled workers, supervisory personnel, and craftsmen who maintained employment despite national economic challenges. The Craftsman bungalow design provided the family-oriented living spaces that appealed to Ford's stable workforce while offering the Arts and Crafts residential character that reflected the company's continued commitment to quality housing in the rural industrial setting.

The 1930 construction date places this property within the crucial economic transition phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to maintain stability and continued residential investment while much of the nation experienced economic hardship, demonstrating the effectiveness of Henry Ford's Village Industries model in providing economic resilience during challenging national economic conditions. The substantial Craftsman design with stone foundation reflects the continued confidence and economic stability that characterized Flat Rock's successful adaptation to changing economic circumstances.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Craftsman bungalow characteristics including front-gabled roof with decorative brackets, horizontal emphasis, and symmetrical facade organization remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood cladding, though distinctive stone foundation preserved
- **Workmanship:** RETAINS - Early 1930s Craftsman construction techniques and quality craftsmanship remain evident, particularly in stone foundation work
- **Setting:** RETAINS - Suburban residential context and community planning patterns from early Late Period preserved
- **Feeling:** RETAINS - Conveys early 1930s suburban residential character and Depression-era construction quality
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and early 1930s economic resilience

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for N.A. Mans; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for N.A. Mans; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 18, family ,Dougal & June Poling and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 25, dwelling 266, for Leon & Edith Matthewson and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-J?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 26 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1930s Craftsman bungalow housing that served Henry Ford's Village Industries workforce during the crucial economic transition period of the early Depression era. The building's essential architectural characteristics, including the front-gabled roof with decorative brackets, distinctive stone foundation, grouped window arrangements, and spatial relationships remain intact and legible. The preserved stone foundation work demonstrates the continued quality construction standards that characterized Flat Rock's residential development during challenging economic times.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of economic resilience and continued community stability during the early Depression period, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that demonstrated the effectiveness of Henry Ford's Village Industries model in maintaining community prosperity during national economic hardship. The substantial construction quality, particularly the stone foundation work, reflects the continued investment and confidence that characterized Flat Rock's successful adaptation to the economic challenges of the early 1930s.

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_138_03_0064_001 Lot 64 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29214 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0063_000 Lot 63 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092381		Long: -83.286421		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1953
Architectural Style	Minimal Traditional Ranch
Building Form	1-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29214 Wesley Ave. (South)						
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	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.

This 1953 Minimal Traditional Ranch house represents the post-Korean War suburban residential development that characterized Flat Rock's continued prosperity during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic horizontal emphasis and simplified Colonial Revival features that defined affordable, modern housing for industrial workers and their families during the early 1950s prosperity period, when Flat Rock's manufacturing sector supported suburban residential development that provided contemporary, family-oriented living arrangements for employees in the expanding post-war industrial operations.

The residence presents as a compact Minimal Traditional Ranch with rectangular massing enhanced by a prominent front-facing gabled porch that demonstrates the sophisticated architectural planning valued in early 1950s suburban design. The building exhibits a side-gabled roof configuration with integrated covered porch that creates the characteristic welcoming entrance and horizontal emphasis valued in Ranch architecture. The symmetrical facade organization reflects the simplified Colonial Revival design principles that characterized affordable suburban construction during the early 1950s, when Minimal Traditional homes provided attractive, efficient living arrangements for Flat Rock's industrial workforce during the post-war economic expansion period.

The building features a side-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The prominent front-facing gabled porch creates an architectural focal point while providing functional outdoor living space that distinguished Ranch design. The roof configuration demonstrates the modern design approaches that characterized post-war residential construction, providing functional interior arrangements while maintaining the refined residential character that appealed to successful working families during the early 1950s prosperity period.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a warm beige or tan color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Ranch construction, emphasizing clean lines and horizontal emphasis valued in 1950s suburban design. The uniform siding treatment maintains the contemporary residential character while providing modern maintenance efficiency valued in suburban housing.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1950s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Ranch homes built for long-term residential use by successful working families during the post-war economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional Ranch design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and balanced composition valued in early 1950s suburban architecture. The front facade features replacement vinyl windows including a large picture window and smaller double-hung windows arranged in a balanced composition that provides illumination while reflecting the functional interior planning that distinguished Ranch homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency. The picture window reflects the emphasis on indoor-outdoor visual connection that characterized mid-century residential design.

The primary entrance is integrated into the prominent front-facing gabled porch that provides substantial covered outdoor living space supported by simple columns and featuring decorative railings. The porch demonstrates the emphasis on outdoor living and welcoming residential character that distinguished Ranch design, providing sheltered space for recreation and social interaction while maintaining the horizontal architectural emphasis. The entrance configuration reflects the informal, family-oriented residential character valued in post-war suburban housing design.

The property exhibits exceptionally well-maintained suburban residential landscape characteristics with established lawn areas, extensive foundation plantings, and decorative landscaping that integrate the building with its neighborhood setting while demonstrating ongoing investment in property enhancement. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the early 1950s prosperity period, representing the stable residential patterns that supported the community's successful workforce during the established phase of the Late Period of Significance.

History of the Resource

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

In 1931 and 1939, C.W. Comstock owned Lot 63 in the Henry H. Sheeks Sub.[1] In 1961, R.W. Hildebrand resided at 29214 Wesley.[2] In 1970, Daryle J. Lazarz resided at 29214 Wesley.[3] In 1974, Daryle and Margaret Lazarz resided at 29214 Wesley.[4]

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 Minimal Traditional Ranch represents the post-Korean War suburban residential development that demonstrated the continued prosperity and expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the suburban residential construction that served the post-war workforce sustained by Ford Motor Company's continued operations and broader manufacturing activities that supported community growth during the economic expansion of the early 1950s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's working families during the early 1950s prosperity period, when the community's industrial success supported residential development that provided modern, efficient living arrangements with the contemporary architectural character and suburban conveniences valued by successful working families. The Minimal Traditional Ranch design provided the practical, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected post-war optimism and suburban prosperity during the early Cold War period.

The 1953 construction date places this property within the post-war suburban expansion phase of the Late Period of Significance, when Flat Rock had successfully transitioned from wartime production to peacetime prosperity and continued to attract families through accessible housing options that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial development. The Ranch design reflects the community's adaptation to modern architectural preferences and suburban lifestyle patterns that characterized successful industrial communities during the post-war economic boom.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including side-gabled roof, front-facing gabled porch, horizontal emphasis, and symmetrical organization remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood cladding, though overall architectural character preserved
- **Workmanship:** RETAINS - Early 1950s Ranch construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with exceptional landscaping
- **Feeling:** RETAINS - Strongly conveys early 1950s suburban residential character and post-war prosperity
- **Association:** RETAINS - Clear historical connections to post-war industrial workforce housing and suburban expansion

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion

References

List references used to research and evaluate the individual property.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for C.W. Comstock; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 204, entries for C.W. Comstock; held by Brownstown Township Historical Society.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] First United Methodist Church, Membership Directory (Flat Rock, Wayne Co., Michigan, 1974), unpaginated, arranged alphabetically; held by Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

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_138_03_0063_000 Lot 63 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29224 Sheeks Blvd. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0038_000 Lot 38 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092381		Long: -83.286421		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1947 (owner-built by returning WWII veteran)	
Architectural Style	Minimal Traditional Ranch	
Building Form	1-Story rectilinear building	
Roof Form	Hip Roof with Dormers	
Roof Materials	Standing Seam Metal (replacement)	
Exterior Wall Materials	Vinyl Siding, Stone Veneer	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl (replacement)	
Window Type	Double-hung and sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1947-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Historic Name	Maurice and Violet Rodgers House						
Current/Common Name	29224 Sheeks Blvd. (South)						
Historic/Original Owner	Maurice Rodgers (WWII veteran, Ford welder)						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Maurice Rodgers (owner-builder, began construction 1946-1947)						

Survey Date	August 2025	Recorded By	Lesley Gililand 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 Minimal Traditional/Early Ranch residence is a 1-story structure situated on Wesley South (Lot 38) in Flat Rock. The building represents exceptional post-World War II residential development with documented historical associations to Maurice Rodgers, a returning WWII veteran who began construction in 1946 immediately upon his discharge from military service. The property embodies the personal story of a Ford Village Industries worker who served his country during the war and returned home to build his own house for his family, representing the fulfillment of the American Dream through homeownership following wartime service. The house has been recently restored with sensitivity to its historical character, maintaining its original form, massing, and spatial relationships while updating materials for continued residential use. The property's exceptional historical associations, combined with its post-war veteran-builder narrative and recent sympathetic restoration, make it significant for understanding the human dimension of Ford Village Industries communities and the return to civilian life for WWII veterans.

Historical Context - Maurice Rodgers and Family: The property's significance is profoundly enhanced by its documented association with Maurice Rodgers and his family. According to historical records:

- **Pre-War Period (1940):** Maurice Rodgers registered for the draft on October 16, 1940, at age twenty-two. At that time he resided with his grandmother, Mrs. Walter Blakely, at 29107 Wesley Street. Maurice was employed by Ford Motor Company as a welder for the lamp factory, demonstrating his direct connection to Ford's Village Industries operations in Flat Rock. This employment provided Maurice with skilled industrial training that would serve him throughout his life.
- **Military Service (1940-1946):** Maurice's draft card indicates he served in the military during World War II and was discharged on October 15, 1946, after approximately six years of service. His return in late 1946 placed him among the millions of veterans returning home to resume civilian lives and start families.
- **Construction Period (1946-1947):** Upon returning home in 1946, Maurice immediately began construction on Lot 38 at 29224 Wesley, where he would reside with his wife Violet and their daughter Carolyn. The 1947 construction date indicates Maurice built this house himself or with assistance shortly after his discharge, representing the immediate post-war housing construction boom as veterans established households. The fact that Maurice, a skilled welder, built his own home demonstrates the self-sufficiency and determination characteristic of returning veterans.
- **Post-War Family Life (1950):** Census records from 1950 document that Maurice and Violet Rodgers and daughter resided at 29224 Wesley, and Maurice worked as a welder at an auto manufacturer—almost certainly Ford Motor Company, continuing his pre-war employment. This demonstrates continuity between Maurice's pre-war Ford employment, his wartime service, and his return to Ford employment while living in the house he built.
- **Long-Term Residency (1971):** Records indicate Maurice Rodgers still resided at 29224 Wesley South in 1971, demonstrating decades-long occupancy of the house he built. This long-term residency makes the property a tangible representation of Maurice's entire adult life—from young Ford worker, to WWII serviceman, to returning veteran homebuilder, to established Ford welder raising his family in Flat Rock.

This documented narrative makes the property exceptionally significant as it represents the complete arc of a Ford Village Industries worker's life during the critical 1940s-1970s period, embodying themes of industrial employment, military service, veteran homeownership, and sustained community residence.

Architectural Description: The house exhibits characteristics of Minimal Traditional and Early Ranch design that dominated immediate post-war residential construction. The side-gabled roof creates a horizontal emphasis and straightforward profile characteristic of practical, economical veteran housing of the late 1940s. The single-story massing and horizontal spread reflect the emerging Ranch aesthetic that would define post-war suburban development, though executed at modest scale appropriate to owner-built construction and limited post-war building materials.

The roof is currently covered with metal roofing, which represents a recent replacement undertaken during the property's restoration. Metal roofing is an appropriate modern material that provides durability and weather protection while maintaining the simple roofline established in 1947. The metal roof's clean lines complement the property's modest Ranch character.

A particularly notable feature is the brick veneer accents on the front porch, which provide material texture and visual interest. These brick accents may be original to Maurice's 1947 construction or may represent early enhancements, but in either case they reflect the design preferences of the immediate post-war period when brick veneer was used strategically to add permanence and quality to modest frame houses. The brick accents demonstrate Maurice's desire to create an attractive, well-built home for his family despite probable budget constraints typical of newly discharged veterans.

The exterior walls are currently clad in vinyl siding, which represents material replacement undertaken during the recent restoration. Given the 1947 construction date and likely owner-built nature, the original exterior was almost certainly wood

clapboard or wood siding, standard materials for post-war residential construction. The vinyl siding maintains horizontal lapped patterns characteristic of original cladding while providing modern weather protection and reduced maintenance.

The windows are updated vinyl units in mixed double-hung and sliding configurations, representing fenestration updates undertaken during the recent restoration. The original windows would have been wood units, possibly modest steel casements or wood double-hung windows typical of immediate post-war construction when building materials were still in short supply. The updated windows maintain functional residential character while providing modern energy efficiency.

The covered front porch with brick veneer accents creates welcoming residential character and provides sheltered outdoor living space. The porch design is straightforward and practical, appropriate to owner-built construction and immediate post-war building practices that prioritized functionality. The porch represents the kind of modest but well-executed feature a skilled tradesman like Maurice could construct for his own home.

A detached garage is located adjacent to the house, providing vehicle storage. The garage may be original to Maurice's 1947 construction or a later addition, but in either case represents the continued importance of automobile accommodation. The adjacent placement (rather than rear of lot) reflects typical 1940s site planning before attached garages became standard.

The building's setting on Wesley South maintains the residential character developed during and after the Ford Village Industries period. The property continues to function as a single-family residence, maintaining the original use Maurice Rodgers intended when he built the house for his family in 1947.

Recent Restoration: The property has been recently restored with sensitivity to its historical character. The restoration approach maintained the original form, massing, and basic design while updating materials for continued residential use and modern living standards. This restoration demonstrates ongoing commitment to preserving the property's historical associations and architectural character, ensuring that Maurice Rodgers' house continues to tell its important story while serving contemporary residential needs.

The restoration approach—preserving form while updating materials—is appropriate for properties with exceptional historical associations where the story and spatial relationships are more significant than original materials. The restored house continues to convey its identity as a 1947 veteran-built home while functioning effectively as a modern residence.

Despite material updates through restoration, the property retains exceptional integrity of location (original Lot 38), design (1947 Ranch cottage form), setting (post-war residential neighborhood), feeling (modest veteran-built home), and most critically, association with Maurice Rodgers, his family, and the veteran homebuilding narrative. The property's extraordinary historical documentation and associations substantially enhance its integrity and significance.

Character-defining features that remain include the side-gabled Ranch cottage form, the single-story horizontal massing, the covered front porch with brick veneer accents, the modest scale appropriate to owner-built veteran housing, the adjacent garage, and most importantly, the property's documented association with Maurice Rodgers and his family spanning from pre-war Ford employment through WWII service to post-war homebuilding and decades of residence.

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.

Maurice Rodgers registered for the draft on 16 Oct 1940; he was twenty-two years old and resided with Mrs. Walter Blakely, his grandmother at 29107 Wesley, Maurice was employed by Ford Motor Company as a welder for the lamp factory; his draft card indicates he served and was discharged on 15 Oct 1946.[1] Upon returning home in 1946, Maurice began construction on Lot 38, or 29224 Wesley, where he would reside with Violet, his wife and their daughter Carolyn.[2] In 1971, Maurice Rodgers resided at 29224 Wesley S.[3]

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.

[1] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPR1-YGWC : Thu Apr 10 19:06:37 UTC 2025), Entry for Maurice Andrew Rodgers and Ford Motor Company, 16 Oct 1940.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 267, for Maurice & Violet Rodgers and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FV-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 54 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for Wesley, in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

This 1941 Minimal Traditional Ranch represents the wartime residential development that demonstrated the continued stability and growth of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the residential construction that served the industrial workforce during the crucial early defense production period, when Ford Motor Company's operations and broader manufacturing activities supported community growth despite wartime material restrictions and economic uncertainties.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's working families during the early 1940s defense boom, when the community's industrial success supported residential development that provided modern, efficient living arrangements with the contemporary architectural character valued by stable working families. The Minimal Traditional Ranch design provided the practical, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and defense industry employees while offering the modern residential character that reflected community stability and prosperity during the challenging wartime period.

The 1941 construction date places this property within the crucial wartime expansion phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to contribute significantly to national defense production while maintaining residential growth that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial development. The Ranch design reflects the community's adaptation to modern architectural preferences while maintaining the economic accessibility that characterized successful working-class housing during the defense production era.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including hip roof with dormers, horizontal emphasis, covered porch, and compact massing remain intact
- **Materials:** PARTIALLY COMPROMISED - Standing seam metal roof and stone veneer represent significant material updates, though vinyl siding replacement is more typical; overall character enhanced rather than diminished
- **Workmanship:** RETAINS - 1940s Ranch construction techniques and quality remain evident in building form and proportions
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved
- **Feeling:** RETAINS - Conveys early 1940s suburban residential character, enhanced by quality material updates
- **Association:** RETAINS - Clear historical connections to wartime industrial workforce housing and defense production period development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite significant material alterations (metal roofing and stone veneer), the property retains good integrity in design, setting, feeling, and association that conveys its historical significance as representative 1940s Minimal Traditional Ranch suburban housing that served Flat Rock's wartime industrial workforce. The building's essential architectural characteristics, including the hip roof configuration with dormers, horizontal emphasis, covered porch, and spatial relationships remain intact and legible. The material updates, while substantial, enhance rather than compromise the building's residential character and demonstrate the continued investment and adaptation that characterizes successful historic neighborhoods.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of wartime industrial workforce housing and community stability, (3) retains sufficient integrity in design and setting to convey its historical associations, and (4) contributes to the district's ability to represent the residential development that characterized Flat Rock's continued growth during the wartime period. The quality material updates reflect the ongoing residential investment that demonstrates the continued attractiveness and stability of the neighborhood that developed during the Late 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0038_000 Lot 38 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29015 Wesley Ave. S				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 138 03 0052 001 Lot #52 in the Henry Sheeks Sub				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094049		Long: -83.286681		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1971	
Architectural Style	Contemporary/Modern	
Building Form	2-Story rectilinear building	
Roof Form	Gabled with Attached Garage	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Poured Concrete	
Window Materials	Vinyl	
Window Type	Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	Attached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1971-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29015 Wesley S						
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	31 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 1971 Contemporary house represents the final phase of residential development during the concluding years of the Late Period of Significance, demonstrating Flat Rock's continued suburban expansion and architectural evolution during the early 1970s. The two-story building exhibits the characteristic modern design features and functional planning that defined suburban housing for middle-class families during the early 1970s, when Flat Rock's established industrial economy continued to support contemporary residential development that provided spacious, automobile-oriented living arrangements for employees in the mature manufacturing and service sectors.

The residence presents as a substantial Contemporary-style house with complex massing that demonstrates the sophisticated architectural planning valued in early 1970s suburban design. The building exhibits a multi-gabled roof configuration with an integrated attached garage that creates the characteristic automobile-oriented suburban residential form that distinguished modern housing development during the early 1970s. The asymmetrical facade organization reflects the functional interior planning principles that characterized contemporary residential design, when modern homes provided flexible, family-oriented living arrangements for Flat Rock's established workforce seeking contemporary residential accommodations that reflected modern lifestyle preferences and suburban convenience.

The building features a complex gabled roof system with multiple intersecting roof planes constructed with gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1970s residential architecture. The varied rooflines created by the main house and attached garage demonstrate the functional design approaches that characterized early 1970s suburban construction, providing practical interior arrangements while maintaining the modern residential character that appealed to successful families during the mature phase of suburban-industrial community development.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a tan or beige color that provides visual continuity while demonstrating the modern material approaches that characterized early 1970s residential construction. The consistent siding application across all wall surfaces reflects the simplified construction and maintenance approaches valued in contemporary suburban design, emphasizing clean lines and modern efficiency. The uniform siding treatment maintains the contemporary residential character while providing the durability and maintenance efficiency valued in modern suburban housing.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the early 1970s. The foundation treatment reflects the solid construction approaches that characterized well-designed contemporary homes built for long-term residential use by successful suburban families during the mature phase of Flat Rock's suburban-industrial development.

The window arrangement demonstrates the systematic approach to fenestration that characterized Contemporary residential design, with windows arranged to maximize natural light while maintaining the functional interior planning and modern aesthetic valued in early 1970s suburban architecture. The front facade features vinyl windows in double-hung configurations arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality contemporary homes. The windows maintain consistent proportions and spacing that create the modern residential character characteristic of early 1970s suburban design.

The primary entrance is located within the main house section, accessed by concrete steps that lead to the main floor level. The entrance configuration demonstrates the practical approach to residential entry that characterized Contemporary architecture, providing functional access while maintaining the modern architectural character that distinguished quality suburban design during the early 1970s. The integrated garage provides direct automobile access, reflecting the automobile-oriented suburban lifestyle that characterized modern residential development.

The property exhibits typical suburban residential landscape characteristics with maintained lawn areas and established plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued suburban development during the early 1970s. The residential context preserves the community character that supported the community's successful workforce during the concluding phase of the Late Period of Significance, representing the mature suburban-industrial patterns that had evolved by the early 1970s.

History of the Resource

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

The Lazarz family lived at 29015 Wesley Ave. S from 1984 through 1998. [1]

[1] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

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 1971 Contemporary house represents the final phase of residential development that demonstrated the continued stability and suburban expansion of Flat Rock's established industrial economy during the concluding years of the Late Period of Significance (1920-1972). The property embodies the modern suburban residential construction that served the mature workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the early 1970s.

The dwelling reflects the contemporary suburban housing solutions that served Flat Rock's established families during the early 1970s, when the community's industrial success continued to support modern residential development that provided spacious, automobile-oriented living arrangements with the contemporary architectural character and modern conveniences valued by successful suburban families. The Contemporary design provided the flexible, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and white-collar employees while offering the modern residential character that reflected the continued prosperity and suburban sophistication that characterized Flat Rock during the mature phase of suburban-industrial development.

The 1971 construction date places this property at the very conclusion of the Late Period of Significance, representing the culmination of fifty years of suburban-industrial development that had transformed Flat Rock from a rural mill community to a mature suburban-industrial center. The Contemporary design reflects the community's continued economic success and the evolution of architectural preferences that demonstrated Flat Rock's achievement of stable suburban character and continued attractiveness to successful families seeking modern residential accommodations during the final phase of the period that had begun with Henry Ford's Village Industries program about 1920.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area during final Late Period phase
- **Design:** RETAINS - Contemporary characteristics including multi-gabled roof configuration, integrated garage, modern massing, and functional organization remain intact
- **Materials:** RETAINS - Original vinyl siding and modern construction materials preserved, representing authentic early 1970s building practices
- **Workmanship:** RETAINS - Early 1970s Contemporary construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from mature Late Period preserved
- **Feeling:** RETAINS - Strongly conveys early 1970s suburban residential character and mature suburban-industrial community development
- **Association:** RETAINS - Clear and strong historical connections to final phase Late Period residential development and continued suburban expansion

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits excellent integrity with original materials and design completely intact, clearly conveying its historical significance as representative early 1970s Contemporary suburban housing that served Flat Rock's established workforce during the concluding phase of the Late Period of Significance. The building demonstrates the architectural evolution and continued suburban expansion that characterized Flat Rock's mature development as a successful suburban-industrial community during the final years of the fifty-year period that began with Henry Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1972), specifically at its conclusion, (2) represents the important historical theme of continued suburban prosperity and mature community development, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the complete chronological development

and architectural evolution that characterized Flat Rock's transformation from a rural industrial experiment to a mature suburban-industrial community. The property demonstrates the lasting success and continued attractiveness of the community that Henry Ford's Village Industries program had established fifty years earlier, marking the culmination of the Late Period of Significance with continued residential investment and modern architectural expression.

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 # 58 138 03 0052 001; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29043 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0054_000 Lot 54 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093811		Long: -83.286673		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1929
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Side Gabled with Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1929-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29043 Wesley Ave. (South)						
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	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.

This 1929 Craftsman bungalow represents the late 1920s residential development that demonstrated the continued success and expansion of Henry Ford's Village Industries program during the peak prosperity phase of the Late Period of Significance. The one-and-one-half story building exhibits the characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing for skilled workers and supervisory personnel during the late 1920s, when Flat Rock's industrial success supported sophisticated residential development that provided attractive, practical living arrangements for the established workforce employed in the thriving manufacturing operations.

The residence presents as a substantial Craftsman bungalow with rectangular massing that demonstrates the refined architectural planning valued in late 1920s Arts and Crafts design. The building exhibits a side-gabled roof configuration with a prominent shed dormer that creates additional interior space while maintaining the characteristic horizontal emphasis valued in Craftsman architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the late 1920s, when bungalow-style homes provided attractive, efficient living arrangements for Flat Rock's skilled industrial workforce seeking homeownership opportunities that combined architectural sophistication with practical accessibility within the established suburban-industrial community.

The building features a side-gabled roof system with intersecting shed dormer constructed with brown asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Craftsman architecture. The prominent shed dormer extends across a significant portion of the front roofline, providing functional interior space while demonstrating the practical design approaches that characterized late Arts and Crafts residential construction. The roof configuration demonstrates the mature Craftsman design principles that characterized late 1920s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to successful working families during the peak prosperity period of Ford's Village Industries program.

The exterior walls are clad entirely in narrow horizontal aluminum siding in a light gray or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the late 1920s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Craftsman bungalows built for long-term residential use by successful working families during the peak years of the 1920s economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows including what appears to be a large picture window flanked by smaller double-hung windows, arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The shed dormer contains additional windows that provide natural light to the upper level while maintaining the horizontal emphasis characteristic of bungalow design. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is accessed by substantial concrete steps that lead to the main floor level, typical of Craftsman bungalow design that elevated the living areas above grade level. The entrance configuration demonstrates the practical approach to residential entry that characterized Arts and Crafts architecture, providing functional access while maintaining the architectural character that distinguished quality bungalow design during the late 1920s.

The property exhibits suburban residential landscape characteristics with maintained lawn areas and mature plantings that integrate the building with its neighborhood setting while demonstrating the residential environment that characterized Flat Rock's continued development during the late 1920s prosperity period. The residential context preserves the community character that supported the community's successful workforce during the established phase of the Late Period of Significance, representing the stable suburban-industrial patterns that had evolved by the end of the 1920s.

History of the Resource

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

In 1931, Edw. Foster owned Lot 54 and in 1939, Mrs. Orpha Wagar owned Lot 54 in the Henry H. Sheeks Sub.[1] In 1947, Harvey Wagar resided at 29043 Wesley.[2] In 1950, Harvey and Arpa Wagar resided at 29043 Wesley.[3] In 1961, Harvey Wagar resided at 29043 Wesley.[4] In 1970, Harvey Wagar resided at 29043 Wesley.[5]

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 1929 Craftsman bungalow represents the late 1920s residential development that demonstrated the sustained success and maturation of Henry Ford's Village Industries program during the peak prosperity phase of the Late Period of Significance (1920-1975). The property embodies the sophisticated residential construction that served the established skilled workforce employed at Ford's Headlamp Plant and related industrial operations, providing quality housing solutions that combined Arts and Crafts architectural character with practical accessibility for successful working families during the final years of 1920s economic expansion.

The dwelling reflects the mature suburban housing solutions that served Flat Rock's industrial workforce during the peak prosperity period of the late 1920s, when the community's transformation from a rural mill town to a successful suburban-industrial center had achieved full establishment and continued to support substantial residential development that provided modern living arrangements with architectural sophistication and practical conveniences valued by skilled workers, supervisory personnel, and craftsmen. The Craftsman bungalow design provided the family-oriented living spaces that appealed to Ford's established workforce while offering the Arts and Crafts residential character that reflected the company's continued success in attracting and retaining skilled workers in the suburban-industrial setting.

The 1929 construction date marks the culmination of the late 1920s prosperity phase within the Late Period of Significance, representing the final phase of substantial residential development before the economic challenges of the Great Depression would affect construction patterns throughout the following decade. The substantial Craftsman design reflects the optimism and economic prosperity that characterized the mature success of Ford's Village Industries model, demonstrating the community's achievement of stable suburban-industrial character just prior to the economic transformation of the 1930s.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during peak Late Period prosperity
- **Design:** RETAINS - Craftsman bungalow characteristics including side-gabled roof with shed dormer, horizontal emphasis, and functional facade organization remain intact
- **Materials:** PARTIALLY COMPROMISED – Aluminum siding replacement alters original wood clapboard, though overall architectural form and character preserved
- **Workmanship:** RETAINS - Late 1920s Craftsman construction techniques and quality craftsmanship remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from established Late Period preserved
- **Feeling:** RETAINS - Conveys late 1920s suburban residential character and peak prosperity-era Arts and Crafts architecture
- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and late 1920s residential development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Edw. Foster; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Mrs. Orpha Wagar; held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 315, for Harvey & Arpa Wagar ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 57 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (aluminum siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Craftsman bungalow housing that served Henry Ford's Village Industries workforce during the peak prosperity phase of Flat Rock's transformation into a successful suburban-industrial community. The building's essential architectural characteristics, including the side-gabled roof with shed dormer, horizontal emphasis, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its late 1920s Craftsman residential character or its association with the mature success of Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of late 1920s suburban prosperity and established industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the mature residential development that characterized Flat Rock's achievement of stable suburban-industrial character during the culminating prosperity phase of the Late Period of Significance, marking the successful completion of Henry Ford's rural industrial transformation just prior to the economic challenges of the following decade.

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_138_03_0054_000 Lot 54 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29055 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0055_000 Lot 55 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093656	Long: -83.286665			
Ownership: Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Multi-light
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1928-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29055 Wesley Ave. (South)						
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	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.

This 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and expansion of Henry Ford's Village Industries program during the established phase of the Late Period of Significance. The two-story building exhibits the characteristic symmetrical massing and traditional Colonial Revival features that defined quality suburban housing for successful industrial workers and supervisory personnel during the late 1920s prosperity period, when Flat Rock's industrial success supported substantial residential development that provided spacious, family-oriented living arrangements for employees in the expanding manufacturing operations.

The residence presents as a traditional two-story Colonial Revival with rectangular massing that demonstrates the formal architectural planning valued in late 1920s suburban design. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture. The two-story height and substantial scale reflect the prosperity and space requirements that characterized successful suburban residential development during the late 1920s, when Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established workforce seeking prestigious residential accommodations that reflected their economic success and social aspirations within the thriving suburban-industrial community.

The building features a side-gabled roof system constructed with green asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character. The roof configuration demonstrates the conservative design approaches that characterized late 1920s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the prosperity period of the late 1920s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Colonial Revival construction, emphasizing clean lines and traditional proportions valued in 1920s suburban design. The uniform white siding maintains the formal residential character that distinguished quality Colonial Revival homes while providing modern maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality suburban development during the late 1920s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful families during the peak years of the 1920s economic boom.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the formal composition and traditional proportions valued in classical residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged in a five-bay symmetrical pattern typical of Colonial Revival design, with multi-light upper sashes that maintain the traditional window proportions characteristic of this architectural style. The upper story features smaller windows that preserve the proportional relationships valued in Colonial design. The windows maintain the general configurations and spacing of the original fenestration pattern while the multi-light sashes preserve the traditional Colonial Revival character.

The primary entrance is located centrally in the facade, accessed by substantial concrete steps with white painted metal railings that lead to a modest covered entry area with simple classical detailing. The entrance configuration demonstrates the formal approach to residential entry that characterized Colonial Revival design, providing prominent access while maintaining the symmetrical composition that distinguished traditional residential architecture. The entrance treatment reflects the refined residential character valued in quality suburban development during the late 1920s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas, foundation plantings including decorative rock gardens, and mature shade trees that integrate the building with its neighborhood setting. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the late 1920s prosperity period, demonstrating the stable residential patterns that supported the community's successful workforce during the established phase of the Late Period of Significance.

History of the Resource

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

In 1931 and 1939, Mrs. Dena Hood owned Lot 55 in the Henry H. Sheeks Sub.[1] In 1947, Dena Hood resided at 29055 Wesley. In 1950, Dena Hood and daughter resided at 29055 Wesley; and Dena worked as a clerk in general retail.[2] In 1961, Dena Hood resided at 29055 Wesley. [3] In 1970, Dena Hood and Eleanor Hood resided at 29055 Wesley.[4]

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 1928 Colonial Revival house represents the late 1920s residential development that demonstrated the continued success and maturation of Henry Ford's Village Industries program during the established phase of the Late Period of Significance (1920-1975). The property embodies the substantial suburban residential expansion that served the successful workforce sustained by Ford Motor Company's Headlamp Plant operations and the broader industrial development that had established Flat Rock as a prosperous suburban-industrial community by the late 1920s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the peak prosperity period of the late 1920s, when the community's industrial success supported substantial residential development that provided spacious, traditional living arrangements with the formal architectural character and modern conveniences valued by established working families. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to supervisory personnel, skilled craftsmen, and successful industrial workers while offering the traditional residential character that reflected their economic achievement and social status during the prosperity period of the late 1920s.

The 1928 construction date places this property within the mature prosperity phase of the early Late Period of Significance, when Flat Rock had achieved successful establishment as a suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model. The two-story Colonial Revival design reflects the community's economic success and the availability of desirable residential sites that supported quality suburban development during the peak years of 1920s American prosperity, just prior to the economic challenges that would define the following decade.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Colonial Revival characteristics including two-story massing, side-gabled roof, symmetrical facade organization, and traditional proportions remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall form and architectural character preserved
- **Workmanship:** RETAINS - Late 1920s Colonial Revival construction techniques and quality craftsmanship remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from established Late Period preserved with mature landscaping
- **Feeling:** RETAINS - Conveys late 1920s suburban residential character and prosperity-era traditional architecture
- **Association:** RETAINS - Clear historical connections to late 1920s suburban development and Ford's Village Industries prosperity period

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Colonial Revival

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Mrs. Dena Hood; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Mrs. Dena Hood; held by Brownstown Township Historical Society.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 314, for Dena Hood and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 31 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban housing that served Henry Ford's Village Industries workforce during the prosperity phase of Flat Rock's transformation into a successful suburban-industrial community. The building's essential architectural characteristics, including the two-story Colonial Revival form, symmetrical facade organization, traditional window arrangements with multi-light sashes, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its late 1920s suburban residential character or its association with the prosperity-era housing development that demonstrated the success of Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of late 1920s suburban prosperity and established industrial workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the residential development that characterized Flat Rock's evolution during the established prosperity phase of the Late Period of Significance, demonstrating the sustained success of Henry Ford's rural industrial model during the peak years of 1920s economic expansion.

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_138_03_0055_000 Lot 55 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29063 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0056_000 Lot 56 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093536		Long: -83.286654		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear building
Roof Form	Cross Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1925-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29063 Wesley Ave. (South)						
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	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.

This 1925 Craftsman bungalow represents the early residential development that characterized Flat Rock's initial transformation during the foundational phase of the Late Period of Significance. The one-and-one-half story building exhibits the characteristic Arts and Crafts features and horizontal emphasis that defined quality suburban housing for skilled workers and supervisory personnel during the mid-1920s, when Henry Ford's Village Industries program was establishing Flat Rock as an attractive suburban-industrial community that provided sophisticated housing solutions for the workforce employed at the newly constructed Headlamp Plant.

The residence presents as a substantial Craftsman bungalow with complex massing that demonstrates the sophisticated architectural planning valued in mid-1920s Arts and Crafts design. The building exhibits a cross-gabled roof configuration with a prominent front-facing gabled projection and intersecting side-gabled main section that creates the characteristic varied roofline and horizontal emphasis valued in Craftsman architecture. The asymmetrical facade organization reflects the functional interior planning principles that characterized quality Craftsman design during the mid-1920s, when bungalow-style homes provided attractive, practical living arrangements for Flat Rock's skilled industrial workforce seeking homeownership opportunities that combined architectural sophistication with economic accessibility.

The building features a complex cross-gabled roof system constructed with brown asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1920s Craftsman architecture. The prominent front-facing gabled projection dominates the composition, with intersecting side-gabled sections creating the varied rooflines that enhanced architectural interest while demonstrating the sophisticated design approaches that characterized quality Craftsman construction. The roof configuration demonstrates the Arts and Crafts design principles that characterized mid-1920s residential construction, providing functional interior arrangements while maintaining the refined bungalow character that appealed to successful working families during the early establishment of Flat Rock's suburban-industrial community.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a light tan or beige color (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified maintenance approaches valued in contemporary property care while preserving the horizontal emphasis that characterized Craftsman design. The uniform siding treatment maintains the essential bungalow character while providing modern durability and maintenance efficiency.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards that characterized quality residential development during the mid-1920s. The foundation treatment reflects the solid construction approaches that characterized well-designed Craftsman bungalows built for long-term residential use by successful working families.

The window arrangement demonstrates the systematic approach to fenestration that characterized Craftsman bungalow design, with windows arranged to maximize natural light while maintaining the horizontal emphasis and functional interior planning valued in Arts and Crafts residential architecture. The front facade features replacement vinyl windows including what appears to be a large picture window in the front-facing gabled projection and smaller double-hung windows arranged to provide balanced illumination while reflecting the practical design principles that distinguished quality Craftsman homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency. The window arrangements preserve the asymmetrical composition that characterized functional Craftsman design.

The primary entrance is located within the front-facing gabled projection, accessed by substantial concrete steps with decorative metal railings that lead to a raised entry level typical of Craftsman bungalow design. The entrance configuration demonstrates the substantial approach to residential entry that characterized quality Arts and Crafts architecture, providing functional weather protection while maintaining the architectural character that distinguished refined bungalow design during the mid-1920s.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas and mature shade trees, including prominent large trees that integrate the building with its neighborhood setting while demonstrating the maturation of the residential environment over nearly a century. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the mid-1920s. The residential context preserves the community character that characterized Flat Rock's early suburban development during the foundational phase of the Late Period of Significance.

History of the Resource

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

In 1931, Edw. Miller owned Lot 56 and in 1939, Edward Miller owned Lot 56 in the Henry S. Sheeks Sub.[1] In 1940, Edmond Miller was living at 29063 Wesley Ave., and Edmond was employed as a farmer for a farm.[2] In 1950, Edmund and Bertha Miller resided at 29063 Wesley.[3] In 1961, Louis Goulet resided at 29063 Wesley.[4] In 1970, Floyd Seiter resided at 29063 Wesley.[5]

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 1925 Craftsman bungalow represents the early residential development that demonstrated the initial success of Henry Ford's Village Industries program in establishing Flat Rock as an attractive suburban-industrial community during the foundational phase of the Late Period of Significance (1922-1972). The property embodies the sophisticated residential construction that served the skilled workforce employed at Ford's Headlamp Plant, which had begun operations in December 1923, providing quality housing solutions that combined Arts and Crafts architectural character with economic accessibility for successful working families.

The dwelling reflects the suburban housing solutions that served Flat Rock's industrial workforce during the crucial early establishment period of the mid-1920s, when the community's transformation from a rural mill town to a suburban-industrial center required substantial residential development that provided modern living arrangements with the architectural sophistication and practical conveniences valued by skilled workers, supervisory personnel, and craftsmen. The Craftsman bungalow design provided the family-oriented living spaces that appealed to Ford's Village Industries employees while offering the Arts and Crafts residential character that reflected the company's preference for quality housing that would attract and retain skilled workers in the rural industrial setting.

The 1925 construction date places this property within the crucial foundational phase of the Late Period of Significance, when Flat Rock was experiencing its initial transformation under Henry Ford's Village Industries model, demonstrating the immediate residential development that accompanied the establishment of industrial operations and the community's evolution from agricultural and mill-based economy to suburban-industrial prosperity. The substantial Craftsman design reflects the optimism and economic opportunity that characterized the early success of Ford's rural industrial experiment.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area developed during early Late Period
- **Design:** RETAINS - Craftsman bungalow characteristics including cross-gabled roof configuration, front-facing gabled projection, horizontal emphasis, and asymmetrical facade organization remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall architectural form and character preserved
- **Workmanship:** RETAINS - Mid-1920s Craftsman construction techniques and quality craftsmanship remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns from foundational Late Period preserved with mature landscaping
- **Feeling:** RETAINS - Conveys mid-1920s suburban residential character and early suburban-industrial community development

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 123; citing entry for Edw. Miller; held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 203, entries for Edward Miller; held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 23, family ,Edmond Miller ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 30, dwelling 313, for Edmund & Bertha Miller ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-P?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 31 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

- **Association:** RETAINS - Clear historical connections to Henry Ford's Village Industries program and early Late Period residential development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1920s Craftsman bungalow housing that served Henry Ford's Village Industries workforce during the crucial foundational phase of Flat Rock's transformation into a suburban-industrial community. The building's essential architectural characteristics, including the cross-gabled roof configuration, front-facing gabled projection, horizontal emphasis, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its mid-1920s Craftsman residential character or its association with the early success of Ford's Village Industries program.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1922-1972), (2) represents the important historical theme of early suburban-industrial development and Ford's Village Industries workforce housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the foundational residential development that characterized Flat Rock's transformation during the crucial early phase of the Late Period of Significance following the establishment of Henry Ford's rural industrial 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 by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel #58_138_03_0056_000 Lot 56 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29107 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0057_000 Lot 57 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093362		Long: -83.286589		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1965
Architectural Style	Colonial Revival
Building Form	2-Story rectilinear building
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1965-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29107 Wesley Ave. (South)						
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	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.

This 1965 Colonial Revival house represents the mid-1960s suburban residential development that characterized Flat Rock's continued prosperity during the mature phase of the Late Period of Significance. The two-story building exhibits the characteristic symmetrical massing and traditional Colonial Revival features that defined quality suburban housing for successful middle-class families during the mid-1960s prosperity period, when Flat Rock's established industrial economy supported contemporary residential development that provided spacious, family-oriented living arrangements for employees in the expanded manufacturing and professional sectors.

The residence presents as a traditional two-story Colonial Revival with rectangular massing that demonstrates the formal architectural planning valued in mid-1960s suburban design. The building exhibits a side-gabled roof configuration with symmetrical facade organization that creates the characteristic balanced composition valued in Colonial Revival architecture. The two-story height and substantial scale reflect the prosperity and space requirements that characterized successful suburban residential development during the mid-1960s, when Colonial Revival homes provided attractive, traditional living arrangements for Flat Rock's established middle-class workforce seeking prestigious residential accommodations that reflected their economic success and social aspirations.

The building features a side-gabled roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1960s Colonial Revival architecture. The broad side-gabled roof with moderate eaves creates the characteristic formal profile that distinguished Colonial Revival design, emphasizing traditional proportions and classical residential character. The roof configuration demonstrates the conservative design approaches that characterized mid-1960s residential construction, providing functional interior arrangements while maintaining the refined traditional character that appealed to successful families during the prosperity period of the mid-1960s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Colonial Revival construction, emphasizing clean lines and traditional proportions valued in 1960s suburban design. The uniform white siding maintains the formal residential character that distinguished quality Colonial Revival homes while providing modern maintenance efficiency.

The building rests on a poured concrete foundation that is partially visible at grade level, demonstrating the substantial construction standards that characterized quality suburban development during the mid-1960s prosperity period. The foundation treatment reflects the solid construction approaches that characterized well-designed Colonial Revival homes built for long-term residential use by successful families.

The window arrangement demonstrates the systematic approach to fenestration that characterized Colonial Revival design, with windows arranged in a symmetrical pattern that provides balanced illumination while maintaining the formal composition and traditional proportions valued in classical residential architecture. The front facade features replacement vinyl windows in double-hung configurations arranged in a five-bay symmetrical pattern typical of Colonial Revival design, with windows providing consistent spacing and proportions that create the formal balance characteristic of this architectural style. The upper story features smaller windows that maintain the proportional relationships valued in traditional Colonial design. The windows maintain the general configurations and spacing of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is located centrally in the facade, accessed by a substantial wood deck and stair system with simple railings that provides elevated access to the main entry door. The entrance configuration demonstrates the formal approach to residential entry that characterized Colonial Revival design, providing prominent access while maintaining the symmetrical composition that distinguished traditional residential architecture. The raised entrance and deck system reflect contemporary modifications that enhance accessibility while maintaining compatibility with the building's Colonial Revival character.

The property exhibits well-maintained suburban residential landscape characteristics with established lawn areas and mature shade trees, including a prominent large tree in the front yard that integrates the building with its neighborhood setting. The residential context preserves the community character that characterized Flat Rock's continued suburban development during the mid-1960s prosperity period, demonstrating the stable residential patterns that supported the community's successful middle-class workforce during the mature phase of the Late Period of Significance.

History of the Resource

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

In 1970, Robert Eric Wild resided at 29107 Wesley.[1]

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 1965 Colonial Revival house represents the mid-1960s suburban residential development that demonstrated the continued prosperity and maturation of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1922-1972). The property embodies the suburban residential expansion that served the successful middle-class workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a prosperous suburban-industrial community by the mid-1960s.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's successful families during the peak prosperity period of the mid-1960s, when the community's industrial success supported substantial residential development that provided spacious, traditional living arrangements with the formal architectural character and modern conveniences valued by established middle-class families. The Colonial Revival design provided the prestigious, family-oriented living spaces that appealed to supervisory personnel, white-collar employees, and successful skilled workers while offering the traditional residential character that reflected their economic achievement and social status during the prosperity period of the mid-1960s.

The 1965 construction date places this property within the mature prosperity phase of the Late Period of Significance, when Flat Rock had achieved full establishment as a successful suburban-industrial community and continued to attract successful families through substantial housing options that demonstrated the sustained prosperity created by Henry Ford's Village Industries model and subsequent industrial expansion. The two-story Colonial Revival design reflects the community's economic success and the availability of desirable residential sites that supported quality suburban development during the peak years of American industrial prosperity.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Colonial Revival characteristics including two-story massing, side-gabled roof, symmetrical facade organization, and traditional proportions remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, though overall form and architectural character preserved
- **Workmanship:** RETAINS - Mid-1960s Colonial Revival construction techniques and quality remain evident in building form and details
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with mature landscaping
- **Feeling:** RETAINS - Conveys mid-1960s suburban residential character and prosperity-era traditional architecture
- **Association:** RETAINS - Clear historical connections to mid-1960s suburban development and middle-class residential patterns

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains good integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1960s Colonial Revival suburban housing that served Flat Rock's prosperous middle-class workforce during the peak prosperity period. The building's essential architectural characteristics, including the two-story Colonial Revival form, symmetrical facade organization, traditional window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its mid-1960s suburban residential character or its association with the prosperity-era housing development.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1922-1972), (2) represents the important historical theme of mid-1960s suburban prosperity and middle-class residential development, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the full chronological development and economic success that characterized Flat Rock's evolution as a mature suburban-industrial community during the peak prosperity phase of the Late Period of Significance.

[1] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57. for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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_138_03_0057_000 Lot 57 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0058_000 Lot 58 & 59 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093233		Long: -83.286564		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditional
Building Form	1-Story rectilinear building
Roof Form	Side Gabled with Front Cross Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick, Vinyl Siding (addition)
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Current/Common Name	29115 Wesley Ave. (South)						
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	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.

This 1941 Minimal Traditional cottage represents the wartime residential development that characterized Flat Rock's continued growth during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic simplified Colonial Revival features and compact massing that defined affordable, practical housing for industrial workers during the early 1940s defense production period, when Flat Rock's manufacturing sector supported residential development that provided efficient living arrangements for families employed in the expanded wartime industrial operations.

The residence presents as a compact Minimal Traditional cottage with rectangular massing enhanced by a prominent front-facing cross gable that demonstrates the simplified architectural detailing valued in early 1940s suburban design. The building exhibits a side-gabled roof configuration with the distinctive front cross gable projection that creates architectural interest while maintaining the economical construction approaches necessitated by wartime material restrictions. The asymmetrical facade organization reflects the practical Colonial Revival design principles that characterized affordable suburban construction during the early 1940s, when Minimal Traditional homes provided attractive, efficient living arrangements for Flat Rock's industrial workforce during the crucial defense production period.

The building features a side-gabled roof system with intersecting front cross gable constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in 1940s residential architecture. The prominent front cross gable creates the characteristic asymmetrical roofline that distinguished Minimal Traditional design, providing architectural character while maintaining construction efficiency. The roof configuration demonstrates the simplified design approaches that characterized wartime residential construction, providing functional interior arrangements while maintaining the refined residential character that appealed to working families during the early 1940s defense boom.

The exterior walls demonstrate the substantial construction quality and material approaches that characterized well-built Minimal Traditional cottages during the early 1940s. The building is constructed entirely of red brick laid in common bond, providing both structural integrity and visual richness that distinguishes this property from more economical frame construction typical of the period. The consistent brick construction reflects the quality residential development that served Flat Rock's successful industrial workforce, demonstrating the community's prosperity during the early defense production period. A later white vinyl-sided addition extends from the rear of the original brick structure, providing expanded living space while maintaining visual separation from the historic core of the building.

The building rests on a poured concrete foundation that demonstrates the substantial construction standards characteristic of quality residential development during the early 1940s. The foundation treatment reflects the solid construction approaches that characterized well-designed Minimal Traditional homes built for long-term residential use.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional cottage design, with windows arranged to maximize natural light while maintaining the balanced composition and economic efficiency valued in wartime residential architecture. The front facade features replacement vinyl windows in double-hung configurations that maintain the proportions and spacing of the original fenestration pattern. The windows are arranged asymmetrically in response to the interior functional planning, with larger windows providing primary illumination and smaller windows serving secondary spaces. The consistent window treatment maintains the residential character that distinguished quality Minimal Traditional design.

The primary entrance is located within the front cross gable projection, accessed by a substantial concrete stair system with white painted metal railings that lead to a small covered entry area. The entrance configuration demonstrates the practical approach to architectural detail that characterized Minimal Traditional cottage design, providing functional weather protection while maintaining the economical construction approaches valued during the wartime period. The raised entrance reflects the elevated foundation treatment common to well-built homes of this period.

The property exhibits typical suburban residential landscape characteristics with maintained lawn areas and mature plantings that integrate the building with its neighborhood setting. The residential context preserves the community character that characterized Flat Rock's continued development during the wartime period, demonstrating the stable residential patterns that supported the community's industrial workforce during the crucial early 1940s defense production era.

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, Phydelia James and family were living at 29115 Wesley Ave., and Phydelia was retired.[1] In 1950, Samuel and Arta Harrison resided at 29115 Wesley; and Samuel worked as an assembler at an auto parts manufacturer.[2] In 1961, Russell L. O'Neal resided at 29115 Wesley.[3] In 1970, N. D. Galbreath resided at 29115 Wesley.[4]

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 Minimal Traditional cottage represents the wartime residential development that demonstrated the continued stability and growth of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the residential construction that served the industrial workforce during the crucial early defense production period, when Ford Motor Company's operations and broader manufacturing activities supported community growth despite wartime material restrictions and economic uncertainties.

The dwelling reflects the quality suburban housing solutions that served Flat Rock's working families during the early 1940s defense boom, when the community's industrial success supported residential development that provided solid, practical living arrangements with the durability and architectural character valued by stable working families. The Minimal Traditional cottage design provided the efficient, family-oriented living spaces that appealed to skilled workers, supervisory personnel, and defense industry employees while offering the traditional residential character that reflected community stability and prosperity during the challenging wartime period.

The 1941 construction date places this property within the crucial wartime expansion phase of the Late Period of Significance, when Flat Rock's established industrial infrastructure enabled the community to contribute significantly to national defense production while maintaining residential growth that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial development. The substantial brick construction reflects the community's prosperity and confidence in continued growth despite wartime uncertainties.

INTEGRITY EVALUATION:

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional cottage characteristics including side-gabled roof with front cross gable, asymmetrical facade, and compact massing remain fully intact
- **Materials:** RETAINS - Original red brick construction preserved in excellent condition with no alterations to historic fabric
- **Workmanship:** RETAINS - 1940s brick construction techniques and quality craftsmanship remain clearly evident
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved
- **Feeling:** RETAINS - Strongly conveys early 1940s suburban residential character and wartime-era construction quality
- **Association:** RETAINS - Clear and strong historical connections to wartime industrial workforce housing and defense production period development

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: This property exhibits exceptional integrity with original red brick construction completely intact and no significant alterations to the historic structure. The building clearly conveys its historical significance as representative 1940s Minimal Traditional suburban housing that served Flat Rock's wartime industrial workforce. The substantial brick

[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 7A, dwelling 20, family, Phydelia James and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW8J?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710 Image 17 of 1034; United States. National Archives and Records Administration.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 310, for Samuel & Arta Harrison ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

construction, intact architectural features, preserved window patterns, and unaltered massing demonstrate the quality residential development that characterized Flat Rock's continued growth during the defense production period.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of wartime industrial workforce housing and community stability, (3) retains excellent integrity in all seven aspects to convey its historical associations, and (4) contributes significantly to the district's ability to represent the chronological development and construction quality that characterized Flat Rock's evolution as a stable suburban-industrial community during the crucial wartime period. The later rear addition does not compromise the integrity of the historic structure or its ability to convey its 1940s residential 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_138_03_0058_000 Lot 58 & 59 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29135 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0059_302 Lot 59 & 60 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092978	Long: -83.286587			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐

(Insert primary photograph below.)



Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditional Ranch
Building Form	1-Story rectilinear building
Roof Form	Hip Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding (replacement), Brick Veneer
Foundation Materials	Poured Concrete
Window Materials	Vinyl (replacement)
Window Type	Double-hung, Picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History					
Period(s) of Significance	1948-1975 (Late Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):		
Current/Common Name	29135 Wesley Ave. (South)					
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	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.

This 1948 Minimal Traditional Ranch house represents the immediate post-World War II suburban residential development that characterized Flat Rock's continued expansion during the established phase of the Late Period of Significance. The one-story building exhibits the characteristic simplified Colonial Revival features and horizontal emphasis that defined affordable, modern housing for returning veterans and industrial workers during the late 1940s prosperity period, when Flat Rock's industrial success supported suburban housing development that provided contemporary living arrangements for families employed in the expanded manufacturing sector.

The residence presents as a compact Minimal Traditional Ranch with rectangular massing that demonstrates the efficient architectural planning valued in post-war suburban design. The building exhibits a low-profile hip roof configuration with broad eaves that creates the characteristic horizontal emphasis and sheltered appearance valued in Ranch architecture. The symmetrical facade organization reflects the simplified Colonial Revival design principles that characterized affordable suburban construction during the late 1940s, when Ranch-style homes provided attractive, practical living arrangements for Flat Rock's successful industrial workforce seeking modern conveniences and efficient floor plans.

The building features a hip roof system constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1940s suburban architecture. The broad hip roof with moderate eaves overhang creates the characteristic low profile that distinguished Ranch design, emphasizing horizontal lines and integration with the landscape. The roof configuration demonstrates the modern design approaches that characterized post-war residential construction, providing functional interior arrangements while maintaining the refined residential character that appealed to successful working families during the late 1940s.

The exterior walls demonstrate a sophisticated combination of materials that reflects both the construction economy necessitated by post-war material shortages and the design preferences characteristic of late 1940s suburban development. The upper portions of the walls are clad in narrow horizontal vinyl siding in white (replacement of original wood clapboard siding, likely installed c.1990s-2000s), while the lower portion features brown brick veneer that extends from the foundation to approximately window sill height. This distinctive material combination reflects the construction approaches that characterized Minimal Traditional Ranch homes, which sought to provide residential sophistication and visual interest while maintaining construction efficiency and material economy valued in post-war suburban development.

The building rests on a poured concrete foundation that is largely concealed by the brick veneer water table, demonstrating the substantial construction standards that characterized quality suburban development during the late 1940s prosperity period. The foundation treatment reflects the integration of functional and aesthetic considerations that distinguished well-designed Ranch homes.

The window arrangement demonstrates the systematic approach to fenestration that characterized Minimal Traditional Ranch design, with windows arranged in a symmetrical pattern that maximizes natural light while maintaining the horizontal emphasis and balanced composition valued in Colonial Revival-influenced suburban architecture. The front facade features replacement vinyl windows in a five-bay arrangement, including what appears to be paired double-hung windows flanking a central picture window, with additional single double-hung windows completing the symmetrical composition. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency. The consistent window treatment with dark shutters enhances the Colonial Revival character that distinguished Minimal Traditional design.

The primary entrance is located centrally in the facade, accessed by a small concrete stoop with metal railings and sheltered by a simple shed roof supported by decorative brackets. The entrance demonstrates the modest but refined approach to architectural detail that characterized Minimal Traditional Ranch design, providing welcoming residential character while maintaining the construction economy valued in post-war suburban housing.

Contemporary modifications include the installation of a front porch addition with decorative columns that extends across a portion of the front facade, creating additional covered outdoor living space while maintaining compatibility with the building's Ranch character. The property exhibits well-maintained suburban landscape characteristics with established lawn areas, foundation plantings, and mature shade trees that integrate the building with its residential setting. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the late 1940s. A distinctive white rail fence along the front property line enhances the suburban residential character while providing property definition.

History of the Resource

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

In 1950, Ira and Ann Robertson resided at 29135 Wesley; and Ira worked as a shipping clerk at an oil refinery.[1] In 1960, Jay Robertson resided at 29135 Wesley.[2] In 1970, Ernest L. Ruby resided at 29135 Wesley.[3]

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 1948 Minimal Traditional Ranch represents the immediate post-World War II suburban residential development that demonstrated the continued success and rapid expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the post-war housing boom that served returning veterans and the expanded civilian workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the late 1940s.

The dwelling reflects the suburban housing solutions that served Flat Rock's working families during the immediate post-war period, when the community's industrial success supported affordable residential development that provided modern living arrangements with the practical conveniences and efficient floor plans valued by young families seeking homeownership opportunities. The Minimal Traditional Ranch design provided the family-oriented living spaces that appealed to returning veterans, skilled workers, and industrial employees while offering the contemporary architectural character that reflected the optimism and prosperity of the immediate post-war period.

The 1948 construction date places this property within the crucial post-war expansion phase of the Late Period of Significance, when Flat Rock experienced rapid residential growth as the community successfully transitioned from wartime production to peacetime prosperity, continuing to attract families through accessible housing options that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial expansion.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including hip roof, horizontal emphasis, symmetrical facade, and material combination remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, but brick veneer water table and overall material composition preserved
- **Workmanship:** RETAINS - Post-war Ranch construction techniques and quality construction remain evident
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with period-appropriate landscaping
- **Feeling:** RETAINS - Conveys late 1940s suburban residential character and post-war optimism
- **Association:** RETAINS - Clear historical connections to post-war suburban development and industrial workforce housing

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains excellent integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1940s Minimal Traditional Ranch suburban housing that served Flat Rock's post-war industrial workforce. The building's essential architectural characteristics, including the hip roof configuration, symmetrical facade organization, brick veneer water table, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its post-war suburban residential character or its association with the immediate post-war housing boom.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of post-war suburban expansion and veteran housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 309, for Ira & Ann Robertson ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

ability to represent the full chronological development of Flat Rock's transformation into a modern suburban-industrial community during the crucial post-war transition 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_138_03_0059_302 Lot 59 & 60 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29157 Wesley Ave. (South)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_03_0062_000 Lot 62 in Henry Sheeks Sub. (June 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092711	Long: -83.286361			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	1959	
Architectural Style	Split-Level Ranch	
Building Form	Split level rectilinear building	
Roof Form	Complex Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Poured Concrete	
Window Materials	Poured Concrete	
Window Type	Double-hung, Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Detached Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐	f. ☐ g. ☐	
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1959-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):			
Current/Common Name	29157 Wesley Ave. (South)						
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	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.

This 1959 Split-Level Ranch house represents the post-World War II suburban residential development that characterized Flat Rock's continued growth during the established phase of the Late Period of Significance. The one-and-one-half story building exhibits the characteristic asymmetrical massing and multi-level configuration that defined contemporary residential design during the late 1950s prosperity period, when Flat Rock's industrial success supported modern suburban housing development for families employed in the expanded manufacturing sector.

The residence presents as a Split-Level Ranch with complex massing that demonstrates the sophisticated architectural planning valued in post-war suburban design. The building exhibits a primary front-facing gabled section with a lower side-wing extension, creating the characteristic multi-level profile that provided functional separation of living spaces while maintaining the horizontal emphasis valued in Ranch architecture. The asymmetrical composition reflects the modern design principles that characterized quality suburban construction during the late 1950s, when Split-Level homes provided attractive, family-oriented living arrangements for Flat Rock's successful industrial workforce.

The building features a complex gabled roof system with multiple intersecting roof planes constructed with dark gray asphalt shingles that provide practical weather protection while maintaining the contemporary appearance valued in 1950s suburban architecture. The primary front-facing gabled section dominates the composition, with a lower side-gabled extension creating varied rooflines that enhance architectural interest. The roof configuration demonstrates the modern design approaches that characterized Split-Level construction, providing functional interior arrangements while maintaining the sophisticated residential character that appealed to successful working families during the late 1950s.

The exterior walls are clad entirely in narrow horizontal vinyl siding in a cream color (replacement of original aluminum or wood siding, likely installed c.1990s-2000s) that provides visual continuity while demonstrating the material updates common to well-maintained properties of this era. The consistent siding application across all wall surfaces reflects the simplified material approaches that characterized Split-Level Ranch construction, emphasizing clean lines and maintenance efficiency valued in post-war suburban design. The building rests on a poured concrete foundation that is visible in the lower level areas, typical of Split-Level construction that incorporated the foundation level as functional living space.

The window arrangement demonstrates the systematic approach to fenestration that characterized Split-Level Ranch design, with windows sized and positioned to maximize natural light while maintaining the horizontal emphasis valued in contemporary suburban architecture. The front facade features replacement vinyl windows including what appears to be a large picture window in the lower level and smaller double-hung windows in the upper gabled section, arranged to provide balanced illumination while reflecting the functional interior planning that distinguished Split-Level homes. The windows maintain the general proportions and configurations of the original fenestration pattern while providing modern energy efficiency.

The primary entrance is located at the intermediate level, accessed by a contemporary wood deck and stair system with simple wood railing that replaces the original entrance configuration. The entrance demonstrates the characteristic Split-Level arrangement that provided direct access to the main living level while maintaining the multi-level organization that defined this house type.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas, foundation plantings, and mature shade trees that integrate the building with its residential setting. A detached garage structure is visible, representing the automobile-oriented infrastructure that characterized suburban development during the late 1950s.

History of the Resource

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

In 1950, George and Minnie Schmidt resided at 29157 Wesley; and George worked as a carpenter at construction.[1] In 1961, George H. Schmidt resided at 29157 Wesley.[2] In 1970, George Schmidt resided at 29157 Wesley.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 29, dwelling 308, for George & Minnie Schmidt ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45: accessed 27 July 2025), FHL##108990835, image 30 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Wesley in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Wesley 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 1948 Minimal Traditional Ranch represents the immediate post-World War II suburban residential development that demonstrated the continued success and rapid expansion of Flat Rock's industrial economy during the established phase of the Late Period of Significance (1920-1975). The property embodies the post-war housing boom that served returning veterans and the expanded civilian workforce sustained by Ford Motor Company's continued operations and the broader industrial development that had established Flat Rock as a successful suburban-industrial community by the late 1940s.

The dwelling reflects the suburban housing solutions that served Flat Rock's working families during the immediate post-war period, when the community's industrial success supported affordable residential development that provided modern living arrangements with the practical conveniences and efficient floor plans valued by young families seeking homeownership opportunities. The Minimal Traditional Ranch design provided the family-oriented living spaces that appealed to returning veterans, skilled workers, and industrial employees while offering the contemporary architectural character that reflected the optimism and prosperity of the immediate post-war period.

The 1948 construction date places this property within the crucial post-war expansion phase of the Late Period of Significance, when Flat Rock experienced rapid residential growth as the community successfully transitioned from wartime production to peacetime prosperity, continuing to attract families through accessible housing options that demonstrated the sustained success created by Henry Ford's Village Industries model and subsequent industrial expansion.

INTEGRITY EVALUATION:

The property demonstrates good integrity across the seven aspects required for National Register eligibility:

- **Location:** RETAINS - Original location on S. Wesley Ave. within established residential area
- **Design:** RETAINS - Minimal Traditional Ranch characteristics including hip roof, horizontal emphasis, symmetrical facade, and material combination remain intact
- **Materials:** PARTIALLY COMPROMISED - Vinyl siding replacement alters original wood clapboard, but brick veneer water table and overall material composition preserved
- **Workmanship:** RETAINS - Post-war Ranch construction techniques and quality construction remain evident
- **Setting:** RETAINS - Suburban residential context and community planning patterns preserved with period-appropriate landscaping
- **Feeling:** RETAINS - Conveys late 1940s suburban residential character and post-war optimism
- **Association:** RETAINS - Clear historical connections to post-war suburban development and industrial workforce housing

INDEPENDENT RECOMMENDATION OF ELIGIBILITY:

RECOMMENDED AS CONTRIBUTING to the Flat Rock Historic District under National Register Criterion A: Event.

JUSTIFICATION: Despite material alterations (vinyl siding replacement), the property retains excellent integrity in design, setting, feeling, and association that clearly conveys its historical significance as representative 1940s Minimal Traditional Ranch suburban housing that served Flat Rock's post-war industrial workforce. The building's essential architectural characteristics, including the hip roof configuration, symmetrical facade organization, brick veneer water table, window arrangements, and spatial relationships remain intact and legible. The siding replacement does not compromise the property's ability to convey its post-war suburban residential character or its association with the immediate post-war housing boom.

The property meets the registration requirements for contributing resources as it: (1) was constructed within the Period of Significance (1920-1975), (2) represents the important historical theme of post-war suburban expansion and veteran housing, (3) retains sufficient integrity to convey its historical associations, and (4) contributes significantly to the district's ability to represent the full chronological development of Flat Rock's transformation into a modern suburban-industrial community during the crucial post-war transition 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_138_03_0062_000 Lot 62 in Henry Sheeks Sub. (June 1922); generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25486 Gibraltar Rd. - Flat Rock Historical Museum Campus 25486 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_097_99_0004_706				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095944		Long: -83.278682		
Ownership: Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐ Site ☒

(Insert primary photograph below.)



Architectural Information

Construction Date	Established 1974	
Architectural Style	Mini Village	
Building Form	Various – see descriptions	
Roof Form	Various – see descriptions	
Roof Materials	Various – see descriptions	
Exterior Wall Materials	Various – see descriptions	
Foundation Materials	Various – see descriptions	
Window Materials	Various – see descriptions	
Window Type	Various – see descriptions	
Outbuildings	Yes ☒	No ☐
Number/Type:	4 Buildings on SITE	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance	Community Planning; Social; Education					
Period(s) of Significance	1974					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):		
Historic Name	Flat Rock Museum Campus / Memory lane					
Current/Common Name	Flat Rock Museum					
Historic/Original Owner	Flat Rock Historical Society / City of Flat Rock					
Historic Building Use	Museum					
Current Building Use	Museum					
Architect/Engineer/Designer	various					
Builder/Contractor	various					

Survey Date	2 March 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 Historical Society was formed in 1974 by a group of local citizens who endeavored to save the historic C.G. Munger General Store (Site Number: L1798). Funds were raised and the historic building was moved to a cornfield donated by the local school board. This cornfield would later be the home of museum campus when three other buildings were moved to this site.

The Stoeflet Carriage House (circa 1860) was taken apart, numbered, moved across town and reassembled in 1998 next to the Munger Store. In 1999, under threats of demolition, the Smith Hotel & Livery (circa 1896) and Langs-Wagar House (circa 1870) were moved across town and placed adjacent to the Munger store. Due to a change in marker rules, these additional three historic buildings do not qualify for historic markers as they have been moved from their original sites. Together these four structures form the historic district museum complex and are under the direct supervision of the HDC.

The Flat Rock Historic Preservation Commission (HPC) was created in 1999, initially to allow the city to assist the Historical Society with the movement of these buildings. Many of the HPC Members are also on the Executive Board of the Flat Rock Historical Society. In 2001, a millage proposal was passed by the voters of Flat Rock to contribute 0.25 mils to Historic Preservation in Flat Rock. These funds are directed by the HPC and used to preserve and maintain the buildings.

In 2021, under the supervision of Thomas Roberts, Historic Architect, new historically accurate roofs were put on both the Munger Store and Smith Hotel. And in 2022, a new roof was put on the Stoeflet Carriage House.

We have come a long way since 1974 and now have a museum campus with four completely renovated historic structures & a caboose: The C.G. Munger General Store, Langs-Wagar House, Historic Smith Flat Rock Hotel, Stoeflet Carriage House, and one of Henry Ford's original D.T.&I's 1924 caboose (also known as Ford's Santa car).

Flat Rock was designated a Preserve America Community in December 2007.

We recently restored the 1924 Caboose to its original form located in front of the museum in Community Park. A retired D.T. & I . Employee has donated his time and knowledge since he worked on these cabooses for over forty years and has original paint chips and artwork for the outside of the car. Cedar planking has been procured from Gladwin, Michigan and is in the process of being cured and sealed, cut and painted for replacing the rotted planking this summer.

History of the Resource

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

The school system's development paralleled the village's growth, with the most significant expansion occurring after Ford's arrival brought a population surge in the 1920s. The Flat Rock School Board played a civic role beyond education: when the Munger General Store was threatened with demolition in 1976, it was the school board that donated the land—then a cornfield—where the building was relocated, establishing what would become the Memory Lane museum campus.

By 1975, Flat Rock had established itself as a fully functioning municipality with its own school system, parks, churches, commercial districts along Telegraph Road, and a diverse industrial base. The founding of the Flat Rock Historical Society that year—galvanized by the threat of demolition facing the Munger General Store—marked the community's conscious turn toward preservation. A group of residents, including members of the founding Vreeland and Bobcean families, raised the funds to move the store to a plot of land donated by the school board. This act of rescue became the seed of Memory Lane, where the Munger Store was joined over the following decades by the Stoflet Carriage House (dismantled and reassembled, 1995), the 1896 Smith Hotel (moved from its location at Gibraltar and Telegraph, 1999), and the 1874 Langs-Wagar House (moved the same year).

Together, these buildings—each of which appears in the Section 31 land records—form a physical archive of the community's history.

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. <u>This is required for all properties</u>.

The Flat Rock Historical Museum Campus is significant under Criterion A for its association with the broad pattern of historic preservation and community heritage efforts in Flat Rock, and under Criterion C as a collected assemblage of vernacular commercial, residential, and agricultural buildings that together illustrate the architectural character of the community from the mid-nineteenth century through the early twentieth century. Though the individual structures have been relocated from their original sites — which under standard National Register guidance diminishes their eligibility for individual listing — the campus as a whole possesses significance as a cohesive, intentionally curated interpretive landscape that documents and preserves the built heritage of a small southeastern Michigan industrial community.

The origins of the campus trace to 1974, when a group of local citizens formed the Flat Rock Historical Society to rescue the C.G. Munger General Store, a locally designated historic resource bearing State Historic Site Number L1798. The building was moved to a parcel of former agricultural land donated by the local school board, establishing the seed of what would become a four-building museum complex. Over the following twenty-five years, three additional threatened structures were relocated to the site: the Stoeflet Carriage House, dating to circa 1860, which was carefully disassembled, numbered, transported across town, and reassembled in 1998; and the Smith Hotel and Livery, circa 1896, and the Langs-Wagar House, circa 1870, both of which were moved to the campus in 1999 under threat of demolition. A Detroit, Toledo and Ironton Railway caboose from 1924 — one of Henry Ford's original D.T.&I. cars, known colloquially as Ford's Santa Car — was later added, connecting the campus to the broader narrative of Ford's industrial presence in the Downriver region.

The establishment of the campus had direct institutional consequences for historic preservation in Flat Rock. The city created the Historic Preservation Commission in 1999, initially to facilitate the movement of the threatened buildings, and in 2001 voters approved a dedicated 0.25-mill levy for historic preservation — a tangible expression of community commitment to heritage stewardship. Many members of the HPC serve concurrently on the Historical Society's executive board, reflecting the deeply intertwined civic and preservation leadership that has sustained the campus for over fifty years. Ongoing restoration work under the supervision of Historic Architect Thomas Roberts has included historically accurate roof replacements on the Munger Store and Smith Hotel in 2021 and the Stoeflet Carriage House in 2022, ensuring the long-term material integrity of the collection. Flat Rock's broader preservation ethic was further recognized in December 2007 when the community received designation as a Preserve America Community.

The campus is significant as a physical record of community identity and collective memory in a working-class industrial town. The four principal structures — a general store, a hotel and livery, a residential dwelling, and a carriage house — represent the essential building types of a nineteenth-century Michigan village: commerce, hospitality and transportation, domestic life, and agricultural service. Taken together, they narrate the arc of Flat Rock's development from a rural crossroads settlement through its emergence as a Ford Village Industries community. The campus demonstrates that historic preservation in Flat Rock has been not merely an institutional exercise but a sustained grassroots effort, driven by residents who recognized the irreplaceable value of their built environment and acted repeatedly — over decades — to save it.

References

List references used to research and evaluate the individual property.

Flat Rock Historical Society

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA #2 [OBJECT] Caboose 1925 Henry Ford's Santa Car				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	(inside Community Park)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.095360		Long: -83.278730		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☒



Architectural Information

Construction Date	1925
Manufacturer	Standard Steel Car Company, Butler, Pennsylvania
Railroad	Detroit, Ironton & Toledo (D.T.&I.)
Type:	Caboose
Car Number:	94
Dimensions:	30' long & 41,300 lbs.
Materials:	Pine wood
Foundation:	Steel Undercarriage
Outbuildings	Yes ☐ / No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District

Area(s) of Significance	Transportation; Industry, Community Planning & Development						
Period(s) of Significance	Late 1920-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Old 94 / Santa Car						
Historic/Original Owner	Henry Ford & the D.T & I.						
Historic Building Use	Caboose						
Current Building Use	Historic Display						
Manufacturer:	Standard Steel Car Company, Butler, Pennsylvania						
Builder/Contractor	Standard Steel Car Company, Butler, Pennsylvania						

Survey Date	15 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.

DT&I Railroad Caboose #94, known locally as "Old 94," is a wooden railroad caboose constructed in 1925 by the Standard Steel Car Company of Butler, Pennsylvania, for the Detroit, Toledo & Ironton Railroad. This structure represents one of the most significant surviving artifacts of Henry Ford's railroad operations and the transportation infrastructure that supported Flat Rock's industrial transformation during the Late Period of Significance (1920-1975).

The caboose measures thirty feet in length and weighs 41,300 pounds, representing standard caboose dimensions for the mid-1920s period. Constructed primarily of pine wood with steel undercarriage and running gear, the caboose demonstrates the construction methods and materials typical of railroad rolling stock from the 1920s. The wooden construction reflects both the available materials and proven durability for railroad service during this period.

The exterior exhibits the classic caboose configuration with a distinctive cupola (elevated observation compartment) that provided train crews with enhanced visibility for monitoring freight car operations. The structure has been recently restored to original specifications using original stencils, displaying the authentic red livery with white "DT&I" lettering and the number "94" prominently displayed. The restoration work was completed by former DT&I workers, ensuring historical accuracy and authenticity.

The interior has been restored to original historical specifications and contains the authentic furnishings and equipment that characterized working cabooses of the 1920s. Original features include a stove for heating and cooking, a wash basin for crew hygiene, and a bench designed to seat six railroad workers. These elements demonstrate the living and working conditions of railroad crews during the height of freight rail operations.

This caboose was one of forty new cabooses commissioned by Henry Ford for his newly electrified Detroit, Toledo & Ironton Railroad in 1925. Of these forty cabooses, "Old 94" and one preserved at the Henry Ford Museum are believed to be the only two surviving examples, making this an exceptionally rare artifact of Ford's transportation empire.

During the 1960s, "Old 94" served a special community function when it was decorated as the "Santa Car" and used as "Santa's Caboose" to delight the families of railroad workers, demonstrating the integration of railroad infrastructure into community social life. This use reflects the close relationship between the railroad workforce and the broader Flat Rock community.

The caboose is currently displayed on a thirty-five foot stretch of authentic railroad rails, providing appropriate context and allowing visitors to understand its original function and scale. This display method preserves the caboose's relationship to railroad infrastructure while making it accessible for public education and interpretation.

Character-Defining Features:

1. Authentic 1925 wooden caboose construction by Standard Steel Car Company
2. Classic caboose configuration with elevated cupola for crew visibility
3. Original DT&IRR red livery with authentic lettering and numbering
4. Restored interior with original stove, wash basin, and crew seating
5. Steel undercarriage and running gear typical of 1920s railroad construction
6. Thirty-foot length representing standard caboose dimensions
7. Display on authentic railroad track section

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 the mid-1920s, nearly six hundred DT&I workers lived in Flat Rock, forming an integral part of the local economy. Many families relocated from other communities specifically to work for the railroad, such as the Whisler family who moved from Napoleon, Ohio to Flat Rock in 1937 when the father was transferred to work for DT&I operations.

The Detroit, Toledo & Ironton Railroad represented a crucial component of Henry Ford's integrated industrial system, connecting his manufacturing facilities with raw material sources and markets. The commissioning of forty new cabooses in 1925, including "Old 94," demonstrated Ford's commitment to modernizing and electrifying the railroad to support his expanding industrial operations.

Caboose #94 was donated to the City of Flat Rock in June 1977 at the request of Mayor Ted Anders, representing the community's recognition of the railroad's historical significance. This donation occurred during a period when the railroad industry was undergoing significant changes, making the preservation of this artifact particularly important.

In 1980, the DT&I was sold to Canada's Grand Trunk Western Railroad, marking the end of Ford's direct involvement in railroad operations. Within a few years, the famous DT&I logo that had appeared on railroad cars for seventy-eight years disappeared forever, making preserved artifacts like "Old 94" even more significant as tangible reminders of this industrial heritage.

The recent restoration by former DT&I workers using original stencils and specifications ensures that "Old 94" accurately represents its historical appearance and function. This restoration work demonstrates ongoing community commitment to preserving railroad heritage and provides authentic interpretation of 1920s railroad operations.

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.

DT&I Railroad Caboose #94 possesses exceptional significance as one of only two surviving cabooses from Henry Ford's fleet of forty commissioned in 1925 for the Detroit, Toledo & Ironton Railroad. This structure represents the transportation infrastructure that was fundamental to Flat Rock's industrial transformation and Ford's integrated industrial system during the Late Period of Significance (1920-1975).

Criterion A (Events):

This caboose possesses exceptional significance under Criterion A as a tangible representation of the railroad transportation system that was fundamental to Flat Rock's industrial development and Henry Ford's Village Industries program. The DT&I Railroad served as the crucial link connecting Ford's manufacturing facilities with raw materials and markets, making railroad operations essential to the community's transformation from a rural river town to an industrial center.

The caboose represents the nearly six hundred DT&I workers who lived in Flat Rock during the mid-1920s and formed an integral part of the local economy. These workers and their families contributed significantly to the community's growth and prosperity, with many relocating specifically to work for Ford's railroad operations.

Criterion B (Persons):

The caboose possesses significance under Criterion B through its direct association with Henry Ford and his comprehensive approach to industrial development. Ford's decision to commission forty new cabooses in 1925 demonstrates his commitment to creating an integrated transportation system that would support his industrial empire. The caboose represents Ford's vision of coordinated industrial development that included not only manufacturing but also the transportation infrastructure necessary for efficient operations.

Criterion C (Architecture/Design):

This structure possesses significance under Criterion C as an exceptional example of 1920s railroad rolling stock construction by the Standard Steel Car Company. The caboose demonstrates the design principles and construction methods that characterized railroad equipment during the height of freight rail operations. The wooden construction with steel undercarriage, cupola configuration, and crew accommodations represent the successful adaptation of caboose design to operational requirements during the 1920s.

The recent restoration using original specifications and stencils by former DT&I workers ensures that the caboose accurately represents the craftsmanship and design standards of its construction period.

As one of only two surviving cabooses from Henry Ford's original fleet of forty, this structure possesses extraordinary rarity that significantly enhances its historical value. The disappearance of thirty-eight of the original forty cabooses makes "Old 94" an irreplaceable artifact of Ford's transportation operations.

Integrity Assessment:

Location: GOOD - While relocated for display purposes, the caboose is preserved within the community it served, maintaining its association with Flat Rock's railroad heritage.

Design: EXCELLENT - The caboose retains its original configuration, including the distinctive cupola, overall dimensions, and structural relationships that define its function and appearance.

Setting: GOOD - Display on authentic railroad track provides appropriate context while making the caboose accessible for public interpretation and education.

Materials: EXCELLENT - Recent restoration using original specifications preserves authentic materials and construction methods, with pine wood construction and steel running gear intact.

Workmanship: EXCELLENT - The restoration by former DT&I workers using original stencils and specifications demonstrates exceptional attention to historical accuracy and craftsmanship continuity.

Feeling: EXCELLENT - The caboose strongly conveys the sense of 1920s railroad operations and the industrial transportation systems that supported community development.

Association: EXCELLENT - Direct connection to Henry Ford's railroad operations, the DT&I workforce, and Flat Rock's industrial development remains clear and well-documented.

The caboose's use as "Santa's Caboose" during the 1960s demonstrates its integration into community social life and its continuing importance to railroad families. This secondary use reflects the close relationship between railroad operations and community identity that characterized Flat Rock during the height of industrial development.

This caboose likely qualifies for individual National Register listing due to its exceptional rarity, direct association with Henry Ford's industrial empire, and outstanding preservation. The individual nomination should emphasize the caboose's role in Ford's transportation system and its significance as one of the last surviving artifacts of the DT&I Railroad.

Future preservation efforts should maintain the authentic restoration work and continue to display the caboose in a manner that provides public access while protecting its historical integrity. The caboose should be considered one of the most significant historic resources in southeastern Michigan due to its rarity and direct association with Henry Ford's industrial operations.

References

List references used to research and evaluate the individual property.

"D.T. &I." folder: Railroads; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA_2C [SITE] Community Park				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #					
Latitude/Longitude (to the 6th decimal point)	Lat:		Long:		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date		
Architectural Style		
Building Form		
Roof Form		
Roof Materials		
Exterior Wall Materials		
Foundation Materials		
Window Materials		
Window Type		
Outbuildings	Yes ☐	No ☐
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				

Area(s) of Significance						
Period(s) of Significance						
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☐	Association ☐

General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date		Recorded By		Agency Report #	

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

Form date: 6/25/2019

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